

# Warrington Township Planning Commission

## Minutes for September 19, 2019 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. September 19, 2019 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Richard Rycharski	Chair	Bob Watts	Member
Bill Connolly	Vice Chair	Shirley Yannich	Present - Alternate
Vince Evans	Secretary		
Ted Cicci	Member	Roy Rieder, P.E.	Planning & Zoning
Herb Rubenstein	Member	Cindy VanHise, P.E.	CKS Engineers
Shawn McGuigan	Excused		

### Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance.

**Public Comment** – none

### 1. Approval of Minutes

#### a. September 5, 2019

On a motion made by Mr. Cicci, seconded by Mr. Watts, the Warrington Township Planning Commission voted to approve the minutes of September 5, 2019. This motion passed with a vote of 7-0.

### 3. Old Business - none

### 4. New Business

#### a. Review, and if appropriate, make recommendations on a Conditional Use application for expansion of Barclay Elementary School.

Jeffrey Garton, Esq., and Thomas Hanna, P.E. appeared on behalf of the School District regarding a single-story 10,459 sf building addition to the existing Barclay Elementary School. Mr. Hanna testified regarding the school which was constructed in 1965 and expanded twice over the years. Barclay ES has seen a significant increase in student population. Overall, the school district is declining in population, but the schools in the Warrington area are increasing. It is desirable to operate a school at 85 percent capacity and Barclay is operating at or above 100 percent. There is a rather large need for students utilizing English as a second language.

Mr. Hanna said that the existing playground and equipment will need to be replaced. Mr. Hanna stated that the conditional use is consistent with the comprehensive plan. Mr. Rycharski questioned the adequacy of available parking.

Chris Reiss, P.E., reviewed the site plan to show how the plan complies with the ordinance and also described the site plan for school buses and parent drop-off. No additional buses are projected to be needed with the building addition.

Ted Hopkins, R.A., described the architecture of the proposed addition. His firm specializes in K-12 education. He described ingress and egress for the addition. The new classrooms will be at the same grade as the play area to the rear. There will be six classrooms surrounding a team teaching area. The doors to the outside will be designed to allow egress at all times for emergencies. Doors can be opened for entry only by the teachers who will accompany the students when outside for recess and play.

Mr. Garton stated that the fully engineered land development plans that will be submitted in the future which will address the concerns noted tonight in regards to lighting, stormwater and parking.

Mr. Connolly recommended Conditional Use approval for the building expansion at Barclay Elementary School. Mr. Evans seconded. The motion passed unanimously.

**b. Review and make recommendations regarding a preliminary land development application for Earthborne at the intersection of Titus Avenue and County Line Road.**

William Benner, Esq., was present representing Earthborne, along with Doug Taylor, applicant, regarding redevelopment of the O.P Schuman property. Mr. Benner addressed the comments contained in the township engineer's review letter dated September 10, 2019. For the most part, the applicant will comply with the comments contained in the letter, but requested some guidance from the Planning Commission as well as input on waiver requests. Mr. Benner stated that the retail business is less than fifteen percent of the business activity as the business has transitioned into mostly a wholesale business. Mr. Benner stated that he believed the outdoor display is more properly a required special exception rather than a conditional use. He stated that the applicant would seek the appropriate zoning relief from the Warrington Township Zoning Hearing Board. Mr. Connolly stated that he did not agree with the interpretation presented by Mr. Benner and it was determined that the zoning officer and township solicitor should provide an opinion.

Mr. Benner stated that Section 307, requiring calculation of open space, requires open space for residential subdivisions, land development, and planned residential developments. Mr. Benner gave the opinion that the wording of the ordinance required open space only for residential districts and the corridor overlay district. He stated that the MPC requires a ruling in the applicant's favor where there is ambiguity. Mr. Benner requested that the township solicitor provide an opinion regarding the applicability of the open space requirements.

Mr. Rycharski stated that the proposed stone parking area in the rear of the building for heavy equipment is reasonable. Mr. Benner stated that there will be 31 paved parking spaces, adjacent to the rear of the building and within the stone parking area compliant with the ordinance. The access drive will be constructed of crushed stone and the applicant is proposing a treatment to the stone to control dust. Mr. Connolly stated that the aisle adjacent to the parking spaces in the rear of the building should be paved and that there could be a better layout for this parking. Mr. Taylor stated that Earthborne is planning on occupying approximately 70% of the existing building and another unknown tenant will occupy the remaining 30%. The plan shows the removal of some of the existing parking spaces along Titus Avenue to provide for tractor trailer movements within the site. Mr. Taylor stated that Earthborne may not have a need for all of the parking required by Ordinance.

Mr. Rycharski stated that the Transportation Impact Study was required to be submitted with the application and the Planning Commission can define the required study area for the TIS. Mr. Benner stated that they have a TIS, as was required for PennDOT, and will submit it to the Township.

The applicant contends that buffer and screening requirements in the Zoning Ordinance should not apply to existing buildings and existing parking.

Mr. Taylor stated that the site work for the previously approved Waiver of Land Development has commenced and that the stone driveway and temporary stormwater basin will be constructed.

Applicant will be requesting a waiver for roadway improvements, including sidewalk on County Line Road and Titus Avenue.

The applicant stated that tractor trailers are proposed to utilize the relocated County Line Road driveway access, unlike the current County Line Road driveway access closer to Titus Avenue which restricts tractor trailers.

Mr. Benner stated that they would comply with all grading and stormwater comments contained within the CKS Engineers review letter.

The applicant will revise the plans to further address the comments and then return to the Planning Commission to seek a preliminary/final approval recommendation.

**c. Review and make recommendations regarding revisions to the existing Subdivision and Land Development Ordinance and Zoning Ordinance required to recodify the township Code of Ordinances.**

Mr. Connolly recommended approval of text amendments, contained within Schedule 'A', which was seconded by Mr. Cicci. The motion passed unanimously.

**5. Subcommittee Business**

**a. Zoning/SALDO Revision Committee**

Mr. Conolly reviewed what has been received and the progress. The Committee is finalizing the revisions to the Zoning Map.

**Next Meeting** – October 3, 2019

**Adjournment** – 9:15pm

Recorder: Roy Rieder