

Warrington Township Planning Commission Minutes for January 7, 2010 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:55 pm. on January 7, 2010 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Douglas E. Skinner	Chairman
Shirley Yannich	Secretary
Steven Tiberio	Member
Frank Gonser	Member
Paul Plotnick	Supervisor Liaison
Michael Mrozinski	Director of Planning and Development

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

Public Comments:

Carroll Engineering is the new engineer for Warrington Township.

4. Reorganization of Planning Commission

Mr. Mrozinski presided over the reorganization of the commission.

Ms. Yannich recommended Mr. Skinner as chairperson. Mr. Skinner accepted. Mr. Gonser seconded. Mr. Skinner was approved as chairperson 4-0.

Mr. Skinner recommended Ms. Yannich as vice-chairperson. Ms. Yannich had accepted. Mr. Gonser seconded. Ms Yannich was approved as vice-chairperson 4-0.

Mr. Skinner recommended Mr. Tiberio as secretary. Mr. Tiberio accepted. Ms. Yannich seconded. Mr. Tiberio was approved as secretary 4-0.

5. New Business:

5.1 Adult Entertainment Ordinance Discussion

The definitions in the current ordinance need updating. It was decided to base the new definitions on existing ordinances locally such as that proposed by Warwick Township [Section 195-16.G Table of Uses]. Currently, Adult Store and/or Theater use is permissible by Special Exception in PI-2 Planned Industrial District. It was suggested that adult enterprises be restricted to PI-1 district. There needs to be buffering requirements included as well.

An ordinance revision will be drafted for review

6. Old Business

**6.1 Discussion of the TEVA Pharmaceuticals USA, Distribution Campus Sketch Plan
8 Parcels, Lower State, Limekiln Pike and Mill Creek Rd
Zoning: PI-1, PI-2 and PRD**

This discussion was to review the presentation by TEVA during the 12/3/09 meeting as reflected in the draft minutes to incorporate clarification of the main points into the 12/3/09 minutes. Other items shall be included in a “punch list” document to be resolved for the next hearing. The following comments were discussed and amendments to 12/3/09 minutes were introduced as appropriate:

A line of sight profile along Limekiln Pike and Lower State Rd, particularly at Muirfield Estates, Pleasantville Church and Woodlawn Ave should be provided.

The noise issue was discussed at length. They will need to show how they plan to lessen the noise for the neighbors as well as their measures for limiting noise generators.

Traffic was a significant issue. It was stated that a 5 and 10 year study would be appropriate for the size of this project. Also, a detailed listing of the improvements for the different roads and intersections, as well as the location of the entrances proposed for the facility and the improvements needed for the entrances.

The multipurpose trail will need to be included in the plans at the next submission/hearing.

TEVA will need the fire marshal to review and approve their plans.

It was asked if there was to be any expanded availability of public water and sewer facilities due to this project particularly along Lower State Rd. It was not know at this time, but that should be addressed to the applicant.

The lighting plan must be approved by the lighting engineer with particular attention paid to the impact upon residential areas at night.

Some suggestions regarding the traffic control were to restrict air/jake breaks for trucks and to ensure that the volume of additional traffic is realistic. A comment was made that the number of loading docks would imply more heavy truck traffic than that suggested by the applicant. It needs to be determined if they are continuing with their ISO1401 and LEED certifications

The residents were reassured that if TEVA wish to expand further, they would have to go through this entire approval process for the new plan as well. They will only be allowed to construct what is approved in the plan by the Township Supervisors.

This is the revised list of items from the 12/3/09 meeting to be resolved for the next hearing.

- Architectural renderings are needed to define the facade
- Noise, setbacks, berming and landscaping plans for the building immediately adjacent to Limekiln Pk. and Upper State Rd. should be presented
- The disposition of the overburden pile
- Traffic study including the following intersections:
 - Lower State Rd and Pickertown, Street, and County Line Rd.
 - County Line Rd and Kenas, Stump and Kulp Rd.
- Traffic flow and movement, including the number of anticipated vehicles in relation to the amount of truck traffic and employee parking

- The encouragement of ride sharing arrangements
- A fiscal impact study
- The Lighting and Warrington Township Fire Marshal consultation letters
- The hours of operation and the number of anticipated employees and traffic for each
- The truck dispatching
- A plan of the noise abatement techniques.
- The plan for the multipurpose path in lieu of sidewalks.
- The resource protection plan to safeguard the natural resources

There was discussion regarding increased participation at a larger facility. It was noted and the area of residents being notified of meetings about the TEVA project will be expanded for any future meetings. Also, concern was expressed if the room was not large enough to hold all the people expected. The residents were assured by Supervisor John Paul that if a large number of people are expected, a larger facility will be found. If too many people show up for the room, the meeting would be rescheduled until a larger facility could be obtained. Everyone will have a chance to attend if they choose. Notification of this could be posted or sent out via emergency alert (phone system) if there is not time to advertise.

6.2 Discussion of the Corridor zoning update - Town Center District

This discussion was deferred to the next meeting.

7. Approval of Minutes:

7.1 December 3, 2009

On a motion made by Mr. Tiberio, seconded by Mr. Gonser, the Warrington Township Planning Commission voted to post and approve the minutes of December 3, 2009 as revised. This motion passed by a vote of 4-0.

There should be a memo done to the Board of Supervisors regarding the items discussed from the December 3, 2009 meeting

8. Posting of Minutes:

8.1 December 17, 2009

On a motion made by Mr. Skinner, seconded by Mr. Gonser, the Warrington Township Planning Commission voted to post the minutes of December 17, 2009. This motion passed by a vote of 4-0.

9. Adjournment:

With no further business to discuss, the meeting adjourned at 10:15, with a motion by Mr. Tiberio, and seconded by Ms. Yannich, with a vote of 4-0

Recorder: Amy Organeck