

Warrington Township Planning Commission

Minutes for February 4, 2010 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:33pm on February 4, 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
Rebecca Kiefer	Board of Supervisors, Chairman

2. Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

3. Public Comments:

Rebecca Kiefer announced that there will no longer be a designated liaison to the Planning Commission from the Board of Supervisors, but that all the supervisors are welcome and encouraged to attend all meetings.

4. New Business:

None

5. Old Business:

5.1 Consideration of the Burke Minor Subdivision

141 Buttercup Blvd, TMP 50-046-046

.19 Acres, RA-2 Zoning

Mr. Lucas Burke was here representing his application this evening. This application is to move his lot line to add a portion of the parcel behind his property that is owned by the school district. This is a wooded parcel and is unused at this time. Mr. Lucas wishes to increase the size of his yard.

CKS Letter from 8/17/09 – any items not mentioned are will comply or completed already. This application was before the planning Commission previously on 10/1/09 and he has added some additional land as requested by the Planning Commission.

Zoning

Item 1 - Split zoning of the resulting parcel

The amount of space was updated in note #3 on the plans. After conveyance, there will need to be a zoning change from RA to RA2. This will need to be approved by the Board of Supervisors.

Item 2 –Site calculations

The applicant will comply by having the engineer add the changed calculations to the plans.

SALDO

Item 1 – Zoning Data Tables

The necessary data tables will be added for the school district property. These are to show the existing and proposed requirements pertaining to the current use.

Item 4 – Impervious surface calculation table

The current table is based on the current and will be updated using the calculations from the zoning data tables.

Ms Kiefer expressed concern regarding the changing in the zoning and the size of the property would allow the owner, either the current or future owner, to build a larger dwelling. The Planning Commission cannot prevent that from occurring, however in this case the number of trees that could be removed may be a limiting factor. They could remove no more than 50% over a certain diameter. This was part of the reason for the Resource protection calculations; the trees would have to be surveyed to make the calculations. The only other option was for the owner to voluntarily add a deed restriction to the parcel.

In a motion made by Ms. Yannich, seconded by Mr. Tiberio, the Warrington Township Planning Commission recommends to the Warrington Township Board of Supervisors final plan approval for the Burke minor subdivision/lot line change, TMP 50-046-046 with the following conditions:

1. They will comply with the most recent submission of 6/25/09 and 1/10/10
2. They will comply with the 8/17/09 CKS review letter.
3. They will comply with the determination of the zoning officer's review of the school districts conditional use.
4. The township engineer must approve the newest plans prior with all the requested changes prior to the Board of Supervisors hearing.

The vote passed 4-0

Mr. Skinner - Yes

Mr. Tiberio - Yes

Ms. Yannich - Yes

Mr. Gonser - No, He could not approve without all the information present

5.1 (A) Consideration of the Sketch Plan revision for Villa Barolo**Easton and Bristol Roads****TMP 50-027-047, 50-029-009, 50-029-009-001 C-2 Zoning, 5.25 Acres**

The application was represented tonight by Mike Stitz from Century 21. The plan being presented tonight is revised from the plan originally submitted and heard at the October 15, 2009 meeting. The revised plan no longer shows an addition to the existing building, just renovations. Also, the existing tree line will remain mostly intact. They plan to remove some of the parking and make it straight in parking rather than angled.

There will be landscaping barriers across the front of the existing retail building with a walkway from the southern side to the restaurant side.

They still plan to move the sign back towards the retail building and to make it one sign for the

stores and the restaurant.

It was suggested that they plan speed tables or some kind of speed calming device to limit/prevent this being used as a cut through to Bristol Rd. Also, there will still be the two parking areas. The area to the southern side the applicant had intended for employee use by making the main entrances to the units on the restaurant side of the building.

The existing three curb cuts onto Easton Rd will remain.

They plan on cleaning up the southern property line and landscaping as much as possible in the space between the parking lot and the neighboring property.

The dumpster enclosure will be to the back of the property, probably in the back southern corner.

They still plan to have the outdoor seating for the tenants on the restaurant side of the building.

This was seen as an improvement from the last submission and they had resolved several issues that Planning Commission had from their previous presentation.

5.2 Discussion of Proposed Adult Entertainment Ordinance

Mr. Casey, the township's solicitor had made some suggestions regarding this ordinance to help regulate this use. Mr. Mrozinski had forwarded a memo regarding the suggested changes.

Through discussion, the following revisions to Mr. Casey's comments were suggested.

Item 1 - The first sentence should now read: "The PI-2 Planned industrial District is hereby established as districts in which regulations are intended to encourage industrial development and to permit uses such as Mobile home Parks, Communication Antennas, and Adult Commercial uses as defined herein."

Item 2 – It needs to be included that the adult uses are still special exceptions and need to meet the requirements set forth to use an area for a special exception use.

Item 3 – Massage parlors are stated as a distinct use and the definition needs to be clarified as much as possible. By naming an area these uses can be used precludes them being included in another zoning and they cannot be inferred somewhere else.

In a motion by Mr. Skinner and seconded by Ms. Yannich, the planning commission voted to forward the Adult Entertainment Ordinance as revised in this meeting to the Board of Supervisors for approval. The motion passed by a vote of 4-0.

5.3 Discussion of Corridor Zoning update – Town Center District

The goal of revising the zoning is to expand the C1 district to make the zoning more consistent. The town center zoning is a transitional type zoning which encourages residential and commercial uses as well as mixed uses. It was discussed to include the area on County Line Rd from Limekiln Pike to Stump Rd.

Mr. Dellafranzia who owns the property at the corner of County Line Rd and Easton Rd. stated his concerns regarding this zoning change in that it reduces the developable square footage by 50%. He was assured this is still just in the revision stage and that his input would be taken into consideration. Ms. Kiefer stated that Mr. Phelps at the corner of Stump and County Line Rd. should be made aware of these discussions as well since his property falls in this area and it would constitute a significant change to his zoning.

It was decided that the preface from the revision of 12/17/09 should be used instead of this revision.

Some other revisions discussed were as follows:

- 1) Section 1525 Accessory uses and Structures, Item 3 – parking
A majority of the parking should be to the rear of the building. This section should now read: “All off street parking shall be located behind or adjacent to existing or proposed buildings except one row of single access parking may be in the front yard.”
- 2) Section 1525 Accessory uses and Structures, Item 4 - trash and garbage collection areas
These areas should be located behind existing or proposed buildings.
- 3) Section 1525 Accessory uses and Structures, Item 6 – outside storage
There is no outside storage permitted, including but not limited to storage trailer or bins
- 4) Section 1526 Accessory uses and Structures, Item H – The combination of lots
The word adjoining needs to be added to the statement to make it read: “H. If two adjoining existing lots of less...”

The remaining was acceptable as revised.

5.4 Discussion of the Revised Form 307

The 307 form helps in the calculation of the buildable site area. The changes recommended by the Planning Commission were:

2. c) add legally - The section now reads: “All land legally reserved from development”
3. a) the reference location in the ordinances is to be added. “(p. 27-33)”
5. The reference to unusable land calculation is to be added. This now reads:
“Unusable Land (Item 4)”

The other sections were accepted as written.

6. Approval of Minutes:

6.1 December 3, 2009

Approval for these minutes was done in the 1/7/10 meeting.

6.2 December 17, 2009

On a motion made by Mr. Tiberio, seconded by Ms. Yannich, the Warrington Township Planning Commission voted to approve the minutes of December 17, 2009. This motion passed by a vote of 4-0.

7. Posting of Minutes:

7.1 January 7, 2010

On a motion made by Ms. Yannich, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to post the minutes of January 7, 2010. This motion passed by a vote of 4-0.

The Planning Commission also voted to approve the minutes of January 7, 2010. This was done with a motion made by Mr. Tiberio and seconded by Mr. Gonser. This motion passed by a vote of 4-0

8. Adjournment:

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

Recorder: Amy Organek