

Warrington Township Planning Commission Minutes for April 1, 2010 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30pm on April 1, 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	Vice-Chair
Steven Tiberio	Secretary
Frank Gonser	Member
Roy Rieder	Carroll Engineering
Michael Mrozinski	Director of Planning and Development

2. Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

3. Public Comments:

Liem Nguyen, 204 Rebecca Ct

Mr. Nguyen inquired if there had been any new submissions from TEVA. He was informed that the Planning Commission was not aware of or seen any new submissions from TEVA. He was told Mr. Mrozinski would contact him the next day with all the most recent information regarding TEVA.

4. New Business:

4.1 Review request for amended conditional use for Dunkin Donuts to allow for a convenience store use within the existing restaurant 336 Easton Rd, TMP 50-31-18-001

The applicant and owner, Mr. George Gorman, and Susan Greco were representing this application this evening. This was a review for a conditional use application. They wish to put a small convenience store in the existing building for the Dunkin Donuts. The Baskin Robbins is gone and they no longer do a majority of the baking on premises. There are 1000 sq ft available. They were looking for a use that would compliment the existing use. Each unit would be self contained with their own entrances because the Dunkin Donuts Corporate office would not allow another store to share the space.

Items that need to be addressed are: Adherence to the sign ordinance and the possible need for a traffic study due to the change in use.

The question is that there would be two uses (restaurant and retail) for one parcel which is not permitted in this zoning. The conditional use approval was for the drive through, not for additional use. As long as there is no change of lease, there is no need for land development.

The restrictive clause with Dunkin Donuts to put this additional use in the building has already been approved by corporate.

They would need approval for the amended conditional use from the Planning Commission and the Board of Supervisors. The conditional use should include a restaurant with a retail outlet. There was discussion regarding the possible inclusion of selling prepared food and how that would change the application.

Items to be addressed:

- comply with the corridor overlay.
- modify the amended conditional use application
- provide parking and trip generation studies

4.2 Review of the preliminary plan proposal for the Pal's Office Building 3424 Limekiln Pike, TMP 50-4-95, PI-1 Zoning, 1.09 Acres

This application was represented this evening by the applicant, John Pileggi Jr, Caroline Edwards, Esq, and Richard Stoneback, PE, Charles E Shoemaker, Inc. This application is a proposed two story office building on 1.09 acres on Limekiln Pk zoned PI-1. They have already been before the Zoning Hearing Board where relief was granted for the lot size and parking location providing appropriate buffering. The proposed building is planned professional offices. The existing building is not historic.

Carrolle Engineering Letter 3/24/10

All items are will comply except as discussed as follows.

SALDO #2

There was discussion if the sidewalks should be installed now or if it would be more beneficial to hold a fee in lieu of the sidewalks for them to be installed at a later date when the surrounding area installs a path or sidewalk. After much discussion, the applicant will install the sidewalks rather than have it be an issue.

SALDO #3

They had planned on using infiltration in the basin for storm water management, but the study is still in progress. They will probably be revising the storm water system to compensate for the lack of infiltration.

SALDO #4

The toe of the slopes are less than 5ft from the property line in two small places. The only run off would be the rain from the slope, but there would still need to be a waiver to do the necessary grading. They will make the application

TRAFFIC COMMENT D

They applicant will provide a trip generation report. The necessity for a full study will be determined from that study.

Suburban Lighting Consultants Letter - 3/17/10

The lighting plan was approved.

Bucks County Planning Commission

It was determined there are no natural resources on the site.

All the trees of size are staying except for two white pines that are already not very healthy.

The applicant stated they will comply with all PADOT requests (ie:turn lanes)

The tree choice will be switched to the Winter Lane Hawthorne. They will be of the same caliber as the size of the proposed trees.

It was suggested that the sidewalk be installed connecting the sidewalk to the parking area walkway.

The building will be faux stone and stucco with a black roof. They will have Belgian block curbing, gas lantern lighting and planters and benches along the front of the building. The utilities will be underground and there may or may not be a basement, although it would be designated as storage only.

In a motion by Ms. Yannich and seconded by Mr. Gonser, the Warrington Township Planning Commission recommends to the Board of Supervisors preliminary plan approval for the Pal's office building with the corrected address of 3425 Limekiln Pk, TMP 50-4-95 with the following conditions:

1. They will comply with the Carrolle Engineering letter of 3/3/10 – SALDO items 3-8
2. They are to speak with the owner & potential owner of the property for cooperation regarding the storm water.
3. They will be requesting a waiver for the toe of the slopes being 5 ft from the property line along the south side of the property.
4. They will comply request they enclose the dumpster area with materials contiguous with the building.
5. They will provide an aerial view or will comply with the request of Carrolle Engineering for the surrounding area details.
6. A traffic impact study may be required, but a modified study with trip generation analysis may suffice.
7. The Bucks County Planning Commission Letter of
8. The Suburban Lighting consultant letter of 3/17/10.

The vote passed 4-0

Mr. Skinner - Yes
Mr. Tiberio - Yes
Ms. Yannich - Yes
Mr. Gonser - Yes

5. Old Business

5.1 Discussion of Zoning Ordinances 27 Part 15A – Town Center Zoning criteria

There was discussion on the bulk standards regarding building size and height, parking and impervious coverage and set backs for the various lot size and configurations in the township.

In a motion by Ms. Yannich and seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to forward the Town Center Zoning draft to the Board of Supervisors for review and comment with the following revisions:

- Deeper lots are to have a max height of 45ft.
- There needs to be a conditional use for uses over 10,000 sq ft
- The building size needs to be clarified to read 10,000 sq ft/ acre.

6. Approval of Minutes:

6.1 February 4, 2010

On a motion made by Mr. Skinner, seconded by Ms. Yannich, the Warrington Township Planning Commission voted to approve the minutes of February 4, 2010. This motion passed by a vote of 4-0.

7. Posting of Minutes:

7.1 March 18, 2010

On a motion made by Mr. Skinner, seconded by Mr. Gonser, the Warrington Township Planning Commission voted to post the minutes of March 18, 2010. This motion passed by a vote of 3-0-1, with Ms. Yannich abstaining.

7. Adjournment:

With no further business to discuss, the meeting adjourned at 10:30, with a motion by Mr. Skinner, and seconded by Mr. Gonser, with a vote of 4-0

Recorder: Amy Organek