

# Warrington Township Planning Commission

## Minutes for January 6, 2011 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30pm. on January 6, 2011 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
Joseph Balent	Member
Madeline Strum	Member
Michael Murphy	Member
Frank Gonser	Absent
Roy Rieder	Carroll Engineering
Michael Mrozinski	Director of Planning and Development

### 1. Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

### 4. New Business

#### 4.1 Reorganization of the Planning Commission

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

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

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

New members are to be appointed by the Board of Supervisors by the end of February.

The necessary seating changes were made.

### 3. Public Comments:

Mike Kelly, 135 Muirfield Rd

Mr. Kelly asked if the Planning Commission was going to be changed to 5 members rather than the 7 it is supposed to have. Ms Yannich said the Planning Commission would like to be at 7 members and there are no plans at this time to change the size of the commission.

Ms. Yannich also handed out packets to the PC with information reviewing the administrative procedures, the mission statement and goals, and the duties of a planning commission per the municipal planning code.

### 4. Old Business:

- 4.1 Lots 17 & 18, Neshaminy Valley Land Assoc. (Farabee Construction)  
TMP 50-036-110, Two Lots, R-2

The applicant, Ken Farabee, was present to represent this application this evening. The initial question was if subdivision was required for this application. It was questioned that since this is two lots, it might already be considered two properties. Mr. Farabee stated that he only pays tax on one parcel and not two parcels, but it was decided that the township's solicitor needed to make the decision if subdivision was needed.

Mr. Farabee brought two different plans, one showing if subdivision was needed and one if it was not. If no subdivision is needed, he is not required to provide open space; however, if subdivision is required. It was suggested that he could pay a fee in lieu of the open space, but Mr. Farabee stated that he considered the fee of \$16,800.00 as specified by ordinance too high to consider that option. There was discussion regarding the suitability of the open space offered and how that space would be maintained. The space adjoins the open space for the Westminster apartments and has road frontage onto Brinkworth Ave. It also may have access to the trail that is planned for the area, but it is wooded. There was some debate if the area met the requirements of open space as written in the ordinance. Mr. Farabee suggested that it be part of Lot 18's property, but deed restricted to prohibit any structures being erected on it. After discussion, Mr. Rieder suggested that the open space be left as part of lot 18, but be put in a conservation easement delineated by fencing to ensure that the space is left open. This is contingent on a ruling by the Township Solicitor regarding the necessity of subdivision.

The Bucks County Planning Commission letter of 11/12/10 questioned the vacating of Maple Ave (a paper street) to the rear of the property. This is to be determined by the Board of Supervisors.

There was discussion regarding sidewalks and curbing. The ordinance would apply here and these would be required.

In a motion by Ms. Strum and seconded by Mr. Murphy, the Warrington Township Planning Commission conditionally recommends to the Board of Supervisors final approval for the conforming minor subdivision plan dated 12/14/10 for lots 17 and 18 on Brinkworth Ave. by the Neshaminy Valley Land Association and Farabee Construction with the following conditions:

- Compliance with the CEC letters of 11/17/10 and 1/4/11
- Compliance with the BCPC letter of 11/12/10
- Compliance with the memo by Mr. Mrozinski dated 11/22/10

If subdivision is not required, this recommendation is not necessary.

The vote passed 4-0

Ms. Yannich	- Yes	Ms. Strum	- Yes
Mr. Skinner	- Yes	Mr. Murphy	- Yes

#### **4.3 Engenolf Track Sketch Plan**

##### **Mill Creek Rd and Limekiln Pike, TMP 50-004-081, Two lots, RA**

Mr. Robert Gundlach, attorney, and Mr. Kevin Kester of Van Cleef Engineering Assoc. represented the applicant this evening. The applicant was also present in the audience. This application is to subdivide their 3.5 acre property with existing home into two properties; one with their property is one of two

properties surrounded on three sides by PI zoning. Delaware Valley Soils have done initial studies and there are no wetland issues and there is an area suitable for a septic system on the property. A full perc study has not been done.

They will be asking for a waiver of the minimum lot size. Mr. Gundlach stated the 1 – 1 ¾ acre lots being requested are similar to the surrounding residential properties.

They will also be requesting a waiver of the 50 ft buffer for the rear side property line. A 30 ft buffer is provided. This was agreeable since the side property, although zoned industrial, is being used as a residence.

The drive for the new residence will be off Limekiln Pike. Any site distance requirements can be met.

All natural resource protection issues are met.

It was suggested that deed restrictions be placed so that no further subdivisions can be made on either property.

#### **Public Comment**

Ed Hejna, 3506 Limekiln Pike

Mr. Hejna was concerned regarding the soil makeup and drainage. He stated there is clay 2 ft below the surface, so drainage may be a problem. There is also a drainage pipe from the west side of Limekiln to the east (new property side) that would empty into the drainage ditch on this property. He stated that there are times when this 4 ft diameter pipe is full and the ditch overflows causing icing and water issues on Limekiln Pike.

These issues will all have to be addressed through engineering in the storm water management plan.

Mike Kelly, 135 Muirfield Ln

Mr. Kelly asked if any rezoning would be done. None has been requested, just waivers.

Issues from the 10/28/10 Plan

- Possible deed restrictions to prevent further subdivision
- Easement for future sidewalks
- Easement for future road widening
- Delaware Valley Soils testing completion
- Storm water management
- Carroll Engineering letter of 12/2/10
- Department of Health letter for the septic issues
- PADOT Drainage pipe (Mr. Hejna to ensure it is heard by the Zoning Hearing Board)

#### **4.4 Cardamone Tract Sketch Plan**

##### **Stump and Pickertown Rd, TMP 50-004-071-001, RA**

Mr. Robert Showalter was representing the applicant this evening along with the applicant. This submission is to make one subdivision to the one parcel. Public water and sewer will be available to both

parcels. There is no house planned for the new parcel at this time. The new parcel will take access off Pickertown Rd.

Carroll Engineering letter 1/4/11

Zoning – All will comply

SALDO – All will comply except:

Sidewalks – these are not required in the RA district in subdivisions of 5 lots or less, but they may be required by the Board of Supervisors. They are asking for a waiver for these.

Curb Radius – They will be requesting a waiver for this.

Street Trees – They would like a waiver for the street trees along Stump Rd only. They will install the trees along Pickertown Rd.

The existing house will be connected to the public sewer when the building permit for the new property is issued. It is already connected to public water.

The Planning Commission would like to see a cleaner plan before recommending for approval. The waivers are the only issues at this point. The requested waivers are: Road widening, curbs, sidewalks, curb radius and street trees (partially)

#### **4.5 Sunrise Court Sketch Plan**

##### **Street Rd between Phillips and Bradford Ave, TMP 50-004-071-001, R-2 Cluster**

Mr. Robert Gundlach, attorney, and Mr. Kevin Kester of Van Cleef Engineering Assoc. represented the applicant this evening. This plan is for 28 units of duplexes in the R-2 district in a cluster development. This development will be on the south side of Street Rd between Bradford and Phillips Ave. A majority of the open space will be the parcel on the opposite side of Street Rd, and will be maintained by Home Owners Assoc unless Warrington Township would accept dedication.

The detention basin is in Open Space A.

A parking plan/agreement with the temple would need to be set to assure there would not be issues with the parking for the open space use. There are no plans for ball fields or organized sports fields, but a tot lot or the like is a possibility. The proposed plan for the open space will be submitted with the preliminary plan. It was noted the walking trail is in this vicinity and this area could be linked up with the trail.

Traffic calming will probably be necessary as will a traffic signal onto Street Rd. Phillips Ave is the most likely place, but traffic analysis is needed.

Each unit will have parking for 6 vehicles in the garages and driveway. The impervious surface requirement is not exceeded. It was suggested that some form of divider be put between the driveways to prevent future disputes.

Carroll Engineering letter – 12/30/10

The plan is to be revised again after meeting with the engineer.

Other concerns:

- Most of the storm water will be directed to the basins and eventually into the Bradford Dam.
- The existing dwelling will be removed.
- There is adequate space allowed for decks/patios with the stated building envelopes.
- The Planning Commission would like to see some renderings of the housing planned for this development.
- Open space is to be maintained by Home Owners Association.
- Roads are to be dedicated.
- The cluster mailboxes need to be shown.

The builder is not determined yet.

If any reverse subdivision is required; those fees need to be in the application.

Items of Concern:

- Traffic Study
- Sump Pumps for the units
- Signals on Street Rd (Phillips Ave)
- Active open space ideas with details
- Temple parking lot details
- Parking for each unit (drawings showing 2 car garages and driveways with dividers)

## **5. Old Business**

### **5.1 Discussion of the proposed height amendment in the Planned Industrial Zoning District**

The ordinance was returned to the Planning Commission by the Board of Supervisors for revisions. There was some discrepancy in the maximum height allowed and some discussion had been made regarding making conditional restrictions/ allowances for the height. Ms. Yannich stated that height is a bulk standard and raised the question if it was appropriate for the Planning Commission to set conditions on a bulk standard.

It was decided that the Planning Commission would need some clarification from the Board of Supervisors on what they were looking for and the ordinance could then be reviewed again.

### **5.2 Review of current applications before the TDR Review Board**

There was discussion regarding the Jermain TDR application. It had originally been recommended to grant 12 TDRs, but after recalculating the numbers the TDRs are at 13.

On a motion by Mr. Skinner and seconded by Ms. Strum, the recommendation to the Warrington Township Board of Supervisors for the TDRs for the Jermain property (TPN: 50-004-077) will be amended to read 13 TDRs. The motion passes 4-0.

**6. Approval of Minutes**

**6.1 November 4, 2010 – done previously**

**7. Posting of Minutes**

**7.1 November 18, 2010 – done previously**

**7.2 December 4, 2010**

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

**8. Adjournment**

The next regular meeting will be 1/20/11 and there will be a workshop on 1/27/11.

With no further business to discuss, the meeting adjourned at 10:40, with a motion by Mr. Skinner, and seconded by Ms. Strum, with a vote of 4-0

Recorder: Amy Organek