

Warrington Township Planning Commission

Minutes for May 3, 2012 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. May 3, 2012 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Douglas E. Skinner	Absent
Joseph Balent	Vice-Chair
Madeline Sturm	Secretary
Fred Gaines	Delayed – arrived 9:15
Ted Piotrowicz	Member
Ben Redd	Member
Ken Yerger	Carroll Engineering
Roy Rieder	Director of Emergency Services, Inspections & Permits

1. & 2. Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

3. Public Comment - None

4. Old Business - None

5. New Business

a. Illg tract Minor Subdivision Plan, Preliminary & Final Approval 345 Folly Rd, 74.9 acres

Richard McBride was present this evening to represent this application this evening

Mr. McBride reviewed the Carroll Engineering letter dated 4/27/12. The first two items were comments and were noted by the applicant and the third item will comply.

Mr. McBride reviewed the comments by Bucks County Planning Commission letter of 4/30/12. Items 1, 2 and 4 will comply.

Item 3 is they are not going to provide a new access easement. The easement of the driveway is in the deed and will remain already in place on the subdivided parcel.

Ruth Schemm, 390 Folly Rd

Ms. Schemm was concerned with the wetlands and times when the creek is flooded in relation to this subdivision. This will have no bearing on the plan approvals for today.

As per the comment in the Carroll Engineering letter in the zoning section, there was discussion regarding the buffering requirements for these parcels to the open space with and without TDRs being used. It was determined that any requirements would be met when the land development plans are submitted.

On a motion by Ms. Sturm and seconded by Mr. Balent, the Warrington Township Planning Commission voted to recommend for Preliminary and Final plan approval of the Minor Subdivision plan proposed for the Illg Tract (TPN-~~50-010-012~~ and 50-010-013) Folly Rd, with the following conditions:

- Compliance and acknowledgement with the Carroll Engineering 4/27/12
- Acknowledgement of the Bucks County Planning Commission letter including the 50 ft wide transition area along the waterway.
- The plan will list the recording information for the access easement to the land locked parcel

The motion passed 4-0

Mr. Piotrowicz – yes

Ms. Sturm – yes

Mr. Balent – yes

Mr. Redd - yes

b. Warrington Glen/ Meehan-Lacy Tract Subdivision Plan, Preliminary Plans Approval, Street Rd, 89.5 acres; No motion was made for these plans.

Mr. McBride was representing this application this evening. He reviewed the changes to this application from 2008 when they were before the Planning Commission last. The proposed houses are smaller than the original submission which is why there are more homes. Also, they have revised the proposed internal roads to eliminate stream crossings because of an existing underground pipe.

There was discussion regarding the fact if this is a new application or a revision of a previous submission and if a new application is required because of the time and the changes that have been made. ~~This will be decided by the Township's Solicitor.~~ An opinion from the Township Solicitor will be requested.

Mr. McBride stated that the applicant will comply with both the Carroll Engineering letters from 4/19/2012 and 4/30/2012.

Because of the usage of TDRs there is no 307 form submission required and the open space issues are met by the natural features on the site. The \$2000.00 Park and Recreation contribution and \$3000.00 Open Space Contribution per lot will still be required.

There will be no amenities, such as tot lots, provided. The Homeowners Association will be formed to provide maintenance to the open space, the development name signage and the fencing. Fencing will be used to delineate the open space from the homeowners' lots to avoid homeowner infringement on the open spaces.

The emergency access to Anna St was provided as requested in the original reviews. There is a 20 ft easement with a 16 ft wide paved road joining this development to Anna St. There are bollards to be placed either end of the access.

The issues with the Legacy Oaks development have been resolved. The buffering will be fencing and arborvitae along the neighboring border and there is to be a 40 ft buffer.

There will be curbing and sidewalks along Street Rd and along both sides of the roads internally. Additionally, they have received the deeding needed from Mr. Hoff, an existing residence along Street Rd, to widen the roadway along the full frontage and what is necessary to make the required roadway improvements. There will be stacking, acceleration and deceleration lanes provided.

The traffic study and a GAP study were completed; and they have complied with all the PennDOT requirements. They are waiting for the final approval letter from Carroll Engineering for the traffic. This study will also be forwarded to the Warrington Township Planning Commission

Mr. Hobaugh from the flag lot at the end of Anna St. was present this evening and verified that the issue with his driveway have been resolved. They are deeding the Hobaugh's approximately 10 ft so the Hobaugh's will own their driveway.

The springhouse is not on the historic list and will not be maintained. It is in extremely poor condition.

All of the concerns that had been addressed previously by CKS have been resolved.

PennDOT requires the township to be a co-applicant for the storm water in the right of way to ensure that the maintenance for these facilities is confirmed. PennDOT will not maintain the storm water facilities. This application is done with the developer agreement.

The Carroll Engineering letter of 3/19/12 regarding this application was will comply with the exception of the waivers. The following waivers were discussed:

- Belgian block for the curbing ~~—this was approved~~
- Street trees are required along existing and proposed streets. This is being requested as a partial waiver and will be noted as a conditional note on the plans that the Township Engineer will determine if the trees can be placed along the Street Rd frontage in the southern most corner because of the existing buffering and trees/shrubbery ~~—this was approved as a conditional partial waiver~~
- The cul-de-sac on road "E" is longer than permissible by 55.7 feet ~~—this was approved~~
- The side lot lines are not all at right angles due to the cul-de-sac layout of the development and natural features. ~~—this was approved~~
- The grading in a few isolated areas is closer than the permitted 5 ft. from the property line. There are no neighbors in these areas and this is due to the grading requirements for the Street Rd improvements and township requested utility connections ~~—this was approved.~~
- The covering over the storm sewer piping is less than the required 3 ft. This is acceptable for concrete pipe and is only in a few area and was to avoid having to move tree locations ~~—this was approved.~~

- The basin depth in basin “B” is 6 feet and 5.65 ft in basin “D” rather than the permitted 5 ft. This is required to meet the current storm water management mandates—~~this was approved.~~
- The basin embankment is 3:1 rather than the required 5:1. This is acceptable to the current BMPs – this waiver was not needed and was withdrawn.
- The basin bottom has a 1% grade rather than the required 2%. This is a BMP water quality feature—~~this was approved.~~

d. Warrington Glen/ Meehan-Lacy tract Minor Subdivision Plan, Final Plans Approval, Street Rd, 89.5 acres; No motion was made for these plans.

This was discussed with the review of the subdivision plan in the previous section.

The streets and the utilities are the only things to be dedicated to the township.

~~It was agreed that the legal issue of the application will be resolved by~~ It was agreed that the Township’s Solicitor would be consulted on the legal issue of this application and a meeting will be scheduled to do the votes for this application. This was tabled till a future date.

6. Subcommittee Reports – None

7. Approval of Minutes

7.1 February 16, 2012

On a motion made by Mr. Balent, seconded by Mr. Gaines, the Warrington Township Planning Commission voted to approve the minutes of February 16, 2012. This motion passed by a vote of 3-0-2, with the two abstentions by Mr. Redd and Mr. Gaines.

8. Posting of Minutes

8.1 March 15, 2012

On a motion made by Mr. Balent, seconded by Ms. Sturm, the Warrington Township Planning Commission voted to post the minutes of March 15, 2012. This motion passed by a vote of 3-0-2, with the two abstentions by Mr. Piotrowicz and Mr. Redd.

9. Forward Agenda Items

Next meeting – 5/17/12

10. Adjournment

The meeting adjourned at 10:00 with a motion Mr. Balent, and seconded by Mr. Gaines. This motion passed by a vote of 5-0.

Recorder: Amy Organek