

Warrington Township Planning Commission

Minutes for June 7, 2012 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:32 pm. June 7, 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	Member
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. 4. Old Business

a. Warrington Glen/ Meehan Lacey Subdivision Plan, Preliminary Approval of the proposed subdivision plan, Street Road, 89.5 acres

b. Warrington Glen/ Meehan Lacey Subdivision Plan, Final Approval of Phase I for the proposed subdivision plan, Street Road, 89.5 acres

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

Mr. McBride reviewed some of the points of discussion with this submission. Some of the points mentioned were the water and sewer lines being installed for Anna and Honora Streets, the discussion with Legacy Oaks and that there is no infringement on their land and the extension of the trail system upgrades due to this project.

There was an environmental impact study completed and there were no unresolved issues.

Because this project is using TDRs, there is no 307 form required for the submission for open space.

The old growth trees and most of the existing growth are in the stream areas and will be mostly preserved by the wetland requirements. All woodland and wetland requirements are being met. The specific percentages of species were not available at this time.

Carroll Engineering letter of 6/7/12

All items are will comply and waiver 8 regarding slope ratios is not required.

There was discussion on if this project required a new application. The letter from the township's solicitor was reviewed and the required forms were found.

On a motion by Ms. Sturm and seconded by Mr. Balent, the Warrington Township Planning Commission voted to recommend for Preliminary subdivision plan approval and Final Phase I plan approval for the Meehan-Lacey Tract (TPNs 50-010-061, 50-010-062, 50-010-064 & 50-010-065) Street Rd, with the following conditions:

- Compliance and acknowledgment with the Carroll Engineering letters of 3/19/12 and 6/7/12; with the following 7 full waivers and 1 partial waiver:
 - 1) 302.10 & 312.3 – allowance for Belgian Block curbing
 - 2) 307.2 – allowance for the cul-de-sac of road “E” to be longer than 500 Ft.
 - 3) 316.5 – allowance for some side lot lines to have angled points rather than be at right angles to the street.
 - 4) 318.2.E – allowance to permit grading to be closer than the allowed 5 ft. from property lines.
 - 5) 319.2.C(9) – allowance for less than 3 ft. of grading over storm water piping.
 - 6) 306.2.D(8) – allowance for basin depths greater than the allowable 5 ft.
 - 7) 319.2.D(14) – allowance for basin bottom slope to have a 1% rather than a 2% grade as required.
 - 8) 303.5 – allowance to leave existing vegetation and not remove to plant street trees providing that no clearing needs to be done in that area for construction. This is the partial waiver. These trees will be planted if the township's engineer determines there is room for them during construction.
- Acknowledgment of the Bucks County Planning Commission letters of 3/13/12 and 5/8/12.

The motion passed 5-0

Mr. Piotrowicz – yes

Ms. Sturm – yes

Mr. Gaines - yes

Mr. Balent – yes

Mr. Redd - yes

5. New Business

b. Subcommittee Appointments

- **Ordinance Subcommittee**
Joe Balent (Chair), Madeline Sturm, Fred Gaines, Ben Redd
- **TDR Review Subcommittee**
Madeline Sturm(Chair), Joe Balent, Jerry Anderson (Supervisor)
- **Comprehensive Plan Subcommittee**
Joe Balent (Chair), Fred Gaines, Ben Redd, Ted Piotrowicz

a. Discussion of public comments received at the May 17, 2012 forum on the proposed Warrington Business Gateway District rezoning and prepare for presentation for the BOS
The PC reviewed the questions from the stakeholders meeting of 5/17/12 and other questions and comments that had been submitted by concerned residents and business

owners.

Public Questions:

- Are drive-thru restaurants allowed in the new zoning? They are permitted in some of the zonings that will be combined.
Drive-thrus are not allowed in C-1 or in the proposed zoning.
- What is the primary goal of this rezoning?
The Planning Commission and the Board of Supervisors are trying to improve the business corridor and to encourage the combination of small lots. They are looking to help the existing conform into their zoning as well.
- If a property is nonconforming now, if the use changes will they have to be conforming?
There will be expanded uses, but they will not be permitted to create new nonconforming uses.
- If the property sells, will they have to change to be conforming if they are nonconforming now?
They may remain nonconforming if they maintain the use regardless of ownership, but they may not change to a new nonconforming use.
- Are wholesale businesses allowed?
Only retail is allowed in the proposed.
- Would a bank/retail requests for a drive thru be considered?
This could be considered under special exceptions.
- Smaller lots are restricted by the setbacks, would less set back be considered?
No, this was part of the rational for the rezoning.
- Would a higher height allowance be considered?
It could be considered with limits.
- If a property is currently a C-2 or CBD, they felt this would lower their development potential. Could they remain as they are currently?
No, this would not be possible
- Other than increased impervious surface allowance, what other incentives could be offered for consolidation?
Possibly tax breaks could be offered, but this will be reviewed again.
- Could TDRs be used? **There are none available at this time**
- Where do the trails/ bike paths fit in this rezoning? If we don't put the open space/ parks/ sidewalks in now, we may not every get that in.
The trail plans will need some review in conjunction with this rezoning proposal.
- How much building coverage is allowed? **There can be up to 40% building coverage.**

6. Subcommittee Reports – None

7. Approval of Minutes

7.1 March 15, 2012

On a motion made by Mr. Balent, seconded by Mr. Gaines, the Warrington Township Planning Commission voted to approve the minutes of March 15, 2012. This motion passed by a vote of 4-0-1, with the one abstention by Mr. Redd.

8. Posting of Minutes

8.1 May 3, 2012

On a motion made by Mr. Balent, seconded by Ms. Sturm, the Warrington Township Planning Commission voted to post the minutes of May 3, 2012. This motion passed by a vote of 5-0.

8.1 May 17, 2012

On a motion made by Mr. Balent, seconded by Ms. Sturm, the Warrington Township Planning Commission voted to post the minutes of May 17, 2012. This motion passed by a vote of 5-0.

9. Forward Agenda Items

10. Adjournment

The meeting adjourned at 9:30 with a motion Ms. Sturm, and seconded by Mr. Piotrowicz. This motion passed by a vote of 5-0.

Recorder: Amy Organek