

# Warrington Township Planning Commission

## Minutes for July 19, 2012 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:32 pm. July 19, 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 - none**

### **5. New Business**

#### **a. Review and comment on a sketch plan for 2105 Bristol Rd (50-038-003)**

Jim D'Angelo was present this evening for this plan as the builder. The issue in question is the proposed garage for the home. The garage is too close to the property line. The applicant does not wish to go before the ZHB.

Mr. D'Angelo was just looking for comment from the Planning Commission on their opinion for the garage issue prior to preliminary submission.

#### **b. Review and make recommendations for preliminary approval for 308 Easton Rd, LP 50-031-019 & 50-031-019-002**

Mr. Tom Hecker, attorney was representing this application this evening with Mr. Joe Bounds, the applicant and Mr. Nick Rose, Protract Engineering. This application is to develop the corner of Easton Rd and Titus Rd on the site of the former Neshaminy Hotel. The plan includes a beverage distributor and 2 retail units. There is also to be office space, but that will be for the owner.

The Zoning Hearing Board decision granted relief from the 20 ft. wide plantings at the property lines. They do plan a 10 ft. wide planting area for the side lot lines. They are requesting a waiver for the 25 ft. plantings along the right of way at the front of the building. There is a 15 ft. possible, but not 25 ft.

PaDOT has required a deceleration lane almost the full width of the property. There have been some questions regarding the alignment of the entrance with the island as well

Nick Rose from Protract engineering reviewed the plan. The applicant has a vision of “classic Bucks County” for the sight, but the current site has been deemed not historic. There is a small rain garden area and detention basins for the storm water management, which will then be piped to the back of the property and released into the creek.

The Carroll Engineering letter of 6/6/12 was reviewed.

Most items will comply or waivers. They are requesting the waiver for the parking within 25 ft. of the right of way requirement in the SALDO, but they will maintain the 15 ft. required by the zoning.

There may be a partial waiver request for SALDO section 504.5.C(6) in that they may provide only an aerial photograph for a portion of the requested area. The remainder involving the storm water management will be provided.

The Bucks County Planning Commission letter was reviewed and all items will comply except for the waivers and the comments regarding the signage for the stores and for the pedestrian crossing. Establishment signage is dealt with as a separate submission to the township later in the development process. PaDOT will determine the requirements for the pedestrian signage.

The applicant and the Planning Commission agreed that they could come back with a clean plan for preliminary and final at a later date. The appropriate extension will be filed.

**c. Consider proposed revision to SALDO section 314 and Zoning Ordinance section 2318.8**

The revisions were discussed and revised slightly.

- The 314.3 was corrected to specify for new developments only and not a requirement for existing homes.
- 504.5 was corrected to be 20 and not 19 (a numbering mistake)
- The revision in the zoning ordinance was to correct a typing mistake.

In a motion by Mr. Redd and seconded by Mr. Piotrowicz, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors the proposed revisions for SALDO 314 with the corrections and the revision for Zoning Ordinance 2318.8.

The motion passed 3-0-2

Mr. Piotrowicz – yes

Ms. Sturm – Abstain

Mr. Gaines – Abstain

Mr. Balent – yes

Mr. Redd - yes

**d. Discuss the possibility of re-zoning certain parcels along a portion of Mill Creek Rd from RA to R-1 or R-2**

This is a preliminary discussion to determine if this is possible and what benefit it may have for the residents. At this point everything in the area is nonconforming. This rezoning will allow the owners a little more flexibility and avoid variance requests.

The Planning Commission saw merit in examining this proposal and will work with it further.

**6. Subcommittee Reports – None**

**7. Approval of Minutes**

**7.1 May 3, 2012**

The Planning Commission wished to review these again with the corrections

**7.2 May 17, 2012**

The Planning Commission wished to review these again with the corrections

**8. Posting of Minutes**

**8.1 June 7, 2012**

These were not ready for posting

**9. Forward Agenda Items**

**10. Adjournment**

The meeting adjourned at 9:00 with a motion Mr. Piotrowicz, and seconded by Ms. Sturm. This motion passed by a vote of 5-0.

Recorder: Amy Organek