

Warrington Township Planning Commission Minutes for August 16, 2012 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:33 pm. August 16, 2012 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

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| 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. Old Business –

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

The benefits and reasoning of this rezoning was discussed. This was the result of a subdivision request that was denied by the zoning hearing board. It was found that the area was a majority nonconforming and this zoning change would make these properties to be conforming. There has been no formal request for this change from any residents.

Mr. & Mrs. Egenolf, 401 Mill Creek Rd, spoke stating that there is a very real issue of flooding from storm water on their property. There is a 30 inch pipe under Limekiln Pike for storm water, and it empties onto the Egenolfs property. The Egenolfs stated that they have done as much as they can afford to do to address the problem; further, they have had no luck with appeals to PennDOT for assistance in this matter. The reason for the zoning request was to subdivide the property, and that a new owner could include storm water mitigation as part of their land development and site work plans.

It was decided to ask Warrington Township attorney for a review of spot zoning benefits and any associated legal issues.

5. New Business

a. Review and make recommendations for preliminary approval for Penn Valley Pump (50-010-106)

Mike Beuke, Showalter and Associates, was representing this project this evening. This is an existing industrial site including a warehouse and office. The setbacks are in compliance and the needed variances have been obtained through the zoning hearing board. This is now a by-right plan. No additional parking needed and no additional impervious surfaces required. There will be 2 underground storm water basins planned.

One of the problems was the water and sewer connections. They will be connecting through the firehouse property at the corner of Easton Rd. and Freedom's Way. The necessary easement agreements have already been obtained. This connection will allow the property behind the Penn Valley property to be served with water and sewer as well.

Carroll Engineering letter – 7/26/12

All items in this letter, with the exception of the waiver request, will be complied with. There were some questions regarding the adequacy of the storm water management plans, but the applicant agreed that these issues will be resolved to the satisfaction of Carroll Engineering prior to submission to the Board of Supervisors.

In a motion by Mr. Gaines, seconded by Mr. Balent, and amended by Ms. Sturm, the Warrington Township Planning Commission voted to recommend for the preliminary land development plan approval for the Penn Valley Pump project with the following conditions:

- Compliance and acknowledgment with the Carroll Engineering letters of 7/26/12, with 1 waiver:
 - 1) Waiver – They have requested a waiver of the requirement for an environmental impact study. The use and footprint for the building are not going to change. The wet lands are not going to be affected.
 - 2) All the storm water issues will be resolved to the satisfaction of Carroll Engineering.
- Acknowledgment of the Bucks County Planning Commission letter of 7/18/12.

The motion passed 4-0-1

Mr. Piotrowicz – yes

Ms. Sturm – yes

Mr. Gaines – yes

Mr. Balent – yes

Mr. Redd - Abstain

6. Subcommittee Reports – None

7. Approval of Minutes

7.1 May 3, 2012

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

7.2 May 17, 2012

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

7.3 June 7, 2012

On a motion made by Ms. Sturm, seconded by Mr. Gaines, the Warrington Township Planning Commission voted to approve the minutes of June 7, 2012. This motion passed by a vote of 5-0

8. Posting of Minutes

8.1 June 19, 2012

On a motion made by Ms. Sturm, seconded by Mr. Balent, the Warrington Township Planning Commission voted to post the minutes of June 19, 2012. This motion passed by a vote of 5-0.

9. Forward Agenda Items

Mr. Gaines has been working on the sign ordinance and his work is to be forwarded to all members of the Planning Commission. All comments are to be forwarded to Mr. Gaines for compilation into a draft ordinance.

An ordinance for solar energy was discussed. The Board of Supervisors has asked for a draft ordinance for this potential future issue.

10. Adjournment

The meeting adjourned at 8:50 with a motion Mr. Balent, and seconded by Ms. Sturm. This motion passed by a vote of 5-0.

Recorder: Amy Organek