

Warrington Township Planning Commission

Minutes for April 18, 2013 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 pm. April 18, 2013 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Fred Gaines	Chairperson
Dennis Gordon	Vice-Chair
Madeline Sturm	Secretary
Ted Piotrowicz	Member
Ben Redd	Member
Richard Rycharski	Member
Vince Evans	Member
Tom Gockowski	Carroll Engineering
Roy Rieder	Codes, Inspections, and Emergency Services

1 & 2 Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

3. Public Comment

Rich Guziewicz, 125 Arbor Ridge Dr

Mr. Guziewicz expressed concern regarding the tree line buffer along the back side of Arbor Ridge development. It appears on the plans that all the trees are to be removed. Mr. Gaines noted that due to the litigation and the resulting stipulation that there are limited environmental requirements the township can make on the developer. It was explained that the residents' best course of action at this point is to address Cutler directly and to attend the Board of Supervisors meetings

4. Old Business

Gateway overlay update

There was discussion on possible direction the Planning Commission would like to see this ordinance could go, with a look towards revitalization. The idea first idea discussed was extra wide 8 ft. sidewalks to allow for walking and cycling along Easton Rd from Bristol and Street Rds. The second idea was to add crosswalks on Easton Rd at several intersections. Also, discussed was the idea of planting street trees every 15 ft along the corridor. This goal was to encourage commercial development by increasing shopping traffic in the corridor.

5. New Business

a. Review and, if appropriate, recommend Cardamone Minor Subdivision for preliminary and final approval

This plan is to subdivide the 10 acre lot into two parcels of 3 and 7 acres each. The existing landscaping business will remain on lot 1. The applicant will be making application to the Zoning Hearing Board for a use variance to keep the existing landscaping use, but the application has not yet been made. There is no planned construction at this time, just the subdivision.

Carroll Engineering review letter 4/5/13

The first and second waivers requested are for road widening and curbing along Pickertown Rd. These are both consistent with the feel of the area and previously granted waivers. This was acceptable to the Planning Commission.

The third waiver is a request to waive the requirement of concrete monuments and using iron pins instead. This is in keeping with the area as well.

The general comments were all will comply. They plan on using Red Maples for the street trees and this is already on the planting plan.

The impervious surface that is in excess with the smaller lot size is to be removed and the area restored with buffer plantings along the back of the property along the township's property

There was discussion regarding the proposed zoning use variance request and its effect on the proposed minor subdivision. Also discussed was the potential for future subdivision potential for the larger lot.

Mr. Gordon made a motion to recommend to the Board of Supervisors conditional preliminary and final plan approval for the Cardamone minor subdivision with the following conditions:

- They must conform with all requirements of all required review letters
- Requested Waivers:
 - Road widening
 - Curbing
 - Use of concrete monuments, except along the township property
- Acknowledgement that the applicant would require approval of the Zoning Hearing Board to continue the nursery/landscaping use if the land is subdivided.

Ms. Sturm seconded, the motion passed 7-0.

Mr. Piotrowicz - yes Mr. Redd – yes Mr. Gordon – yes Mr. Gaines – yes
Ms. Sturm – abstain Mr. Rycharski - yes Mr. Evans - yes

b. West Tract final plan approval

Brian Horner, Protract Engineering was representing the application this evening. This project is a 6 acre tract made up of 3 parcels that are to be consolidated and then broken into to 10 res lots.

Carroll Engineering 10/21/2011 – clean review with not further issues with this application

Warrington Township Fire Marshal has reviewed and resolved all concerns in a letter from 2010.

Bucks County had a concern with the type of trees to be used. They did not want Sweet Gums used; this was acceptable with the applicant.

The buffer plantings on individual lots were of concern as to who was to maintain them after the dedication. Solicitor is to be asked if there are measures that can be taken, such as deed restrictions, regarding these buffers.

Mr. Redd motioned to recommend to the Board of Supervisors final plan approval for the West Tract Major subdivision. Mr. Evans seconded. The motion passed 7-0.

Mr. Piotrowicz - yes Mr. Redd – yes Mr. Gordon – yes Mr. Gaines – yes
Ms. Sturm – yes Mr. Rycharski - yes Mr. Evans - yes

6. Subcommittee Reports

Alternate energy ordinance – 1st meeting in May
This should be sent to the EAC for their review as a courtesy.

7. Approval of Minutes - none

8. Posting of Minutes

a. March 21, 2013

On a motion made by Mr. Gordon, seconded by Ms. Sturm, the Warrington Township Planning Commission voted to post the minutes of March 21, 2013. This motion passed by a vote of 7-0.

Mr. Piotrowicz - yes Mr. Redd – yes Mr. Gordon – yes Mr. Gaines – yes
Ms. Sturm – yes Mr. Rycharski - yes Mr. Evans - yes

9. Forward Agenda Items

10. Adjournment

Mr. Gaines adjourned the meeting at 9:45.

Recorder: Amy Organek