

Warrington Township Planning Commission

Minutes for May 2, 2013 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 pm. May 2, 2013 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Fred Gaines	Chairperson-excused
Dennis Gordon	Vice-Chair
Madeline Sturm	Secretary - excused
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- None

4. Old Business - none

5. New Business

a. **Review and, if appropriate, recommend** preliminary and final plan approval for Joe Bound, 308 Easton Rd

Tom Hecker, attorney, & Nick Rose, Protract Engineering, were present this evening. The architect was also present this evening. This is the third submission of these plans, but they have not been here since July 19, 2012. At the last submission, there was a lengthy review letter which they wanted to clear before their next submission. Tonight's submission is a much cleaner plan and renderings are provided.

This is a plan for a 20000 sq. ft. building divided into three units: 13,500 sq. ft. and two at just over 3000 sq. ft. They have agreed to install a right turn lane from southbound Easton Rd onto Titus Ave. The access to the property would be a right in/right out from Easton Rd and a full access from Titus Ave. Parking will be in the front of the building for the most part with additional parking for employees and loading in the rear. The proposed rain garden will be maintained by the property owner.

Carroll Engineering Letter 4/25/13

There were three zoning variances granted by the Zoning Hearing Board.

A motion was made by Mr. Piotrowicz, seconded by Mr. Evans, to recommend to the Board of Supervisors approval of the waivers requested. These were waivers for the inlet for the underground detention basin and the setback for the parking from Easton Rd. The motion passed 5-0

Mr. Piotrowicz - yes	Mr. Redd - yes	Mr. Gordon - yes
Mr. Rycharski - yes	Mr. Evans - yes	

A motion was made by Mr. Evans, seconded by Mr. Piotrowicz, to recommend to the Board of Supervisors preliminary plan approval with the requested waivers for the Joe Bound project, 308 Easton Rd. The motion passed 5-0

Mr. Piotrowicz - yes Mr. Redd – yes Mr. Gordon – yes
Mr. Rycharski - yes Mr. Evans - yes

A motion was made by Mr. Redd, seconded by Mr. Piotrowicz, to recommend to the Board of Supervisors final plan approval for the Joe Bound project at 308 Easton Rd. The motion passed 5-0

Mr. Piotrowicz - yes Mr. Redd – yes Mr. Gordon – yes
Mr. Rycharski - yes Mr. Evans - yes

b. Review and, if appropriate, recommend final plan approval for Warrington Glen Subdivision, Phases II and III

Richard McBride, Attorney was present this evening for this application. There was one modification to preliminary plan which was the removal of cul-de-sac to make the road a gentle curve and more open space was created behind the properties.

Carroll Engineering letter 4/25/13

All items are will comply

All waivers are from the preliminary approval with no changes

Lots backing onto open space will be marked with sections of split rail fence.

The preservation of additional trees has been included in the modifications for this plan at the request of the Arbor Ridge residents. This was discussed and reviewed with the residents to both parties satisfaction. Plan being recorded reflects the additional measures of preservation.

Rich Guzewicz, 125 Arbor Ridge Dr

- He had made contact with Mr. McBride's office and thanked them for the tree preservation efforts.
- Is this 20 Ft. buffer part of the community open space or the property? This will be looked into to keep the trees existing – ownership and lines of demarcation.
- How is this marked to keep them protected during construction? Before clearing, orange fencing needs to be placed to protect the area.

A motion was made by Mr. Redd, seconded by Mr. Evans, to recommend to the Warrington Township Board of Supervisors the amended plan for approval with the following conditions.

Compliance with:

Carroll Engineering letter of 4/25/13

The amended map of the area for the additional trees to be preserved

Bucks County Planning Commission letter

Clarification on the calculation of the impervious surface

Determination on the management of the conservation of the trees (deed restriction or easement)

The motion passed 5-0

Mr. Piotrowicz - yes Mr. Redd – yes Mr. Gordon – yes
Mr. Rycharski - yes Mr. Evans - yes

A motion was made by Mr. Evans, seconded by Mr. Piotrowicz, to recommend to the Board of Supervisors final plan approval. The motion passed 5-0

Mr. Piotrowicz - yes Mr. Redd – yes Mr. Gordon – yes
Mr. Rycharski - yes Mr. Evans - yes

6. Subcommittee Reports

There were no comments from the EAC.

Mr. Redd made a motion to approve the last draft as reviewed by the Planning Commission and to send it to the Board of Supervisors. Mr. Rycharski seconded. The motion passed 5-0

Mr. Piotrowicz - yes Mr. Redd – yes Mr. Gordon – yes
Mr. Rycharski - yes Mr. Evans - yes

7. Approval of Minutes

a. March 21, 2013

On a motion made by Mr. Gordon, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of March 21, 2013. This motion passed by a vote of 5-0.

Mr. Piotrowicz - yes Mr. Redd – yes Mr. Gordon – yes
Mr. Rycharski - yes Mr. Evans - yes

8. Posting of Minutes

a. April 18, 2013

On a motion made by Mr. Gordon, seconded by Mr. Piotrowicz, the Warrington Township Planning Commission voted to post the minutes of April 18, 2013. This motion passed by a vote of 5-0.

Mr. Piotrowicz - yes Mr. Redd – yes Mr. Gordon – yes
Mr. Rycharski - yes Mr. Evans - yes

9. Forward Agenda Items

10. Adjournment

Mr. Gordon adjourned the meeting at 8:45.

Recorder: Amy Organek