

Warrington Township Planning Commission

Minutes for August 1, 2013 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:32 pm. August 1, 2013 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

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|-------------------|--------------------------------------------|
| Fred Gaines | Excused |
| Dennis Gordon | Vice-Chair |
| Madeline Sturm | 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 –

Susan Facer Landis, 2390 Lower Barness

2385 Lower Barness status update was requested. Regarding work was done and an as-built plan was delivered today. This will be reviewed by Carroll Engineering very soon

4. Old Business –

a. Recommend preliminary/final approval for the Pisechko Minor subdivision 2371 Lower Barness Rd

Nick Rose Protract Engineering was representing this application this evening. This is a follow up presentation from the 6/20/2013 meeting. The storm water management report was submitted and reviewed by Carroll Engineering. Additionally, soil testing for the new lot is to be done, if adequate infiltration is not present, an alternative plan will be presented as well.

A pipe is to be added under driveway to lot 1 with swale to redirect from the water from the neighbors. This is to be submitted as part of the building permit as a final stage.

Carroll Engineering was comfortable with the conceptual information provided which shows that a storm water management plan can be provided for these lots. After the building footprint and paving plan is established and infiltration testing is done, a refined design will be submitted for the storm water.

2385 Lower Barness Rd

The homeowner voiced concerns regarding storm water as well.

Mary Roth, 2532 Pickertown Rd

Ms. Roth grew up on Lower Barness Rd. She was if the existing house to be removed. Development, if it complies with township code, cannot be denied by the Township. She also stated that there have been water issues on Barness Road for as long as she can remember and that the inside loop was built the way it was to assist in water management.

A motion was made by Mr. Rycharski, seconded by Mr. Evans, to recommend to the Board of Supervisors preliminary and final plan approval for the Pischechk minor subdivision with the following conditions:

- Compliance with the Carroll Engineering letter of 6/14/2013
- Applicant has agreed to notify the neighbors when any further applications are submitted
- Demolition of the existing structure must be complete before the issuance of any further permits

The motion passed 5-0

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

5. New Business

a. Consider and recommend changes to Section 722 of the Warrington Township Zoning Ordinance regarding Maximum building Coverage and Maximum impervious cover.

This was

Impervious coverage was set at 30%, but the original stated that the building coverage was 20% and impervious was 25%.

With the 30% impervious, there was no building coverage stated. There is inconsistency across the code if both percentages were included or not.

Original R1 C – 15% w/TDR – 30% impervious

Mr. Evans ammed to 30% imperv coverage – Mr. Piotrowicz seconded.
5-0

b. Review and approve for the Final subdivision for the Illgs Tract

Mr. McBride was representing this application this evening. Board of Supervisors granted preliminary approval with all waivers requested. All permits have been obtained.

The emergency access placement has been confirmed with the Fire Marshal. Access is to be to emergency only access for the park more that for the development.

The lighting consultant, the Warrington Township Fire Marshal, Bucks County Planning Commission are all satisfied with the plan.

Lamp Lighter Village Homeowners Association board met with Mr. McBride and they agreed with the plan to extend the sidewalk to park entrance. The tree line will be protected along the border with Lamplighter development during construction and deed restrictions placed to prevent their removal in the future.

The Homeowners Association will be responsible to maintain basins and culverts and fence sections along the open space

There will be a paved section between lots 18 & 19 for future trail connection, but it will not be connected during construction.

The Warrington Glen plans addressed the traffic issue for north on Folly. A dedicated left turn lane to on to Street Rd (W) from Folly Rd will be striped on the existing pavement. This has already been approved by PennDOT as well as the retiming of the lights at Folly and County Line and Folly and Street. The Illgs development was already factored in because it was in process when the Warrington Glen was submitted.

Carroll Engineering 7/26/13

All items are will comply, although there was discussion on General item 5 Drainage problems are coming from across Folly Rd. from township soccer fields and the open fields in that area. The developer has piping under the roads in the development. The handling of the water to get it across the road needs to be addressed by the township. Developer is trying to help work with the township to get the water under the road in a bigger pipe rather than over the road as exists.

Ruth Schemm 390 Folly Rd
Stream to the left of the property is the problem

Barn update

Historic commission had toured and taken pictures. The barn belongs to the Illgs – They are working with a company to move it elsewhere.

Gwen Walton, Historic commission

Ms. Walton wanted to know who to contact regarding any further information about the barn. The Barn is the last phase and the Illgs are dispensing of the buildings

Mary Roth, 2532 Pickertown Rd

How are TDRs documented from their original property? There is a deed associated with each TDR that the developer must purchase to use them on another property.

Mr. Rycharski asked if the developer would be willing to flip the footprint for lot 95 to move it away from the Lower Nike Park entrance.

A motion was made by Mr. Rycharski, seconded by Mr. Redd, to recommend to the Board of Supervisors preliminary and final plan approval for the Illg Tract with the following comments:

- The footprint for lot 95 will be reviewed to see if it would be more appropriate to flip to move the drive away from the entrance to Lower Nike Park.
- All the review agency comments are complied with as agreed.

The motion passed 6-0

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

6. Subcommittee Reports - none

7. Approval of Minutes

a. May 2, 2013 - none

8. Posting of Minutes

a. June 20, 2013

On a motion made by Mr. Evans, seconded by Mr. Redd, the Warrington Township Planning Commission voted to post the minutes of June 20, 2013. This motion passed by a vote of 6-0.

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

b. July 18, 2013 – not ready for posting

9. Forward Agenda Items

10. Adjournment – 9:15

Recorder: Amy Organek