

Warrington Township Planning Commission

Minutes for September 19, 2013 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:32 pm. September 19, 2013 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Fred Gaines	Chair
Dennis Gordon	Vice-Chair
Madeline Sturm	Secretary
Ted Piotrowicz	Excused
Ben Redd	Member
Richard Rycharski	Member
Vince Evans	Member
Ken Yerger	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

a. Adoption of propose bylaws

The Bylaws as they are currently written were discussed and no changes were required.

Mr. Gordon made a motion to adopt the bylaws as written. Mr. Redd seconded. The motion passed 6-0.

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

b. Consider and make recommendations concerning a waiver of land development for Carmel Café. Doug Waite was representing this application this evening. They have incorporated most of the suggestions from the previous time they were before the Planning Commission.

There was discussion if and where handicapped parking spaces could be placed.

They have turned the dumpster as requested

Drainage plans have been approved by Carroll Engineering and they are waiting for the bid to be awarded. This work should begin soon. It is to commence regardless of this land development application.

The concern at this point is the request for waiver of land development procedure. They still must have all the required permits, but do not need to go through additional reviews by the Planning Commission. Without the patio and the dumpster in the parking lot, this would be a regular building permit.

A motion was made by Mr. Redd, seconded by Mr. Evans, to recommend to the Board of Supervisors approval for waiver of land development for the Carmel Cafe with the following conditions:

- The inclusion of 2 handicapped stalls by the main entrance be included. The motion passed 6-0
Mr. Redd – yes Mr. Gordon – yes Ms. Sturm – yes Mr. Gaines - yes
Mr. Rycharski - yes Mr. Evans - yes

c. Reconsider the establishment of a maximum impervious cover ratio for properties development in the R-1-C Zoning district using TDRs.

This was sent back to the Planning Commission from the Board of Supervisors for clarification on the limitation and language. There is currently no limit on impervious surface; the Planning Commission would like the standards to be consistent with the other districts. Mr. Gaines suggested that it be left at 30% coverage impervious coverage and send an explanation. This would be consistent with the with the R-1 district.

Mr. Gordon made a motion, seconded by Mr. Gaines, to leave the ordinance as drafted at 30% impervious coverage. The motion passed 6-0

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

5. New Business

a. Review Farabee Subdivision (TMP 50-023-089 and 089-001)

Steve Harris (Harris & Harris), Ken Farabee, and Doug Rossino (Gilmore and Assoc.) were present this evening for this application. This subdivision plan involves moving the lot line and subdividing the corner lot into two lots. The existing house will be demolished prior to building two homes on the new lots.

The approvals from the Conservation District, Water & Sewer Dept., and DEP for the planning module exemption have already been obtained.

They are requesting an additional waiver to request that this be considered a minor subdivision with a lot line change, rather than a major subdivision.

All items in the Bucks County Planning Commission and the Carroll Engineering letter are will comply with the exception of the waivers.

The applicant has approached the neighbor to vacate Evergreen Ave. The neighbor is not amenable at this time to do so.

There was extended discussion on allowing this with the lot line change that would allow for potential subdivision of the back property with the only access onto the paper/private road (Evergreen Ave)

Review of the waivers for their validity.

- Waive requirement of road widening in accordance with the surrounding properties.
- Waive sidewalks, curbs, and a stabilized shoulder

- Waiver of scale for plans
- Partial storm water waivers
 - A seepage bed is planned for each property. The waiver is for the seepage bed on lot 1 that does not hold the water for the required 24 hours because it infiltrates too quickly. The water is not leaving the site except through infiltration. This is acceptable
 - Pre vs. post development reduction of storm water – The reduction run off is not as much as required. The sheet flow from Oak Ave goes onto this property. They cannot put in an inlet because then it would take too much water. The infiltration is not great enough to handle more water. The reduction is adequate for all but the 1 and 2 year storms but only a very small amount. This is acceptable

The waivers were all acceptable, but the Planning Commission wanted additional time to review this and make a decision on the classification of this application – is it a major or minor subdivision

There was extended discussion on the possible solutions on dealing with this project. It was decided that this should be considered a major subdivision and it would need to be addressed accordingly. The waivers should be addressed as well in the letter to the Board of Supervisors.

b. Review and discuss and ordinance revising sections of Part 5 and Part 7 in Chapter 22, SALDO, in the Warrington township Code of Ordinances.

It needs to be ensured that people really only wanting to move a lot line not be burdened unnecessarily.

After discussion on the intention and ramifications of these revisions, it was thought that it was acceptable with the deletion of section C and change D to C.

It can be revised and voted on next meeting.

6. Subcommittee Reports –

Business Gateway District comments by Lynn Bush - Bucks County Planning Commission

Ms. Bush gave her impression of what the ordinance should do, what helps it meet those goals and ways to make it meet those goals more effectively.

Are you sure you want all these uses along Easton Rd? Some are not currently permitted. This should be reviewed.

Ms. Bush discussed her summary charts she passed out to the Planning Commission for intent and current comparisons with other districts and the districts that will comprise the Gateway district

She skipped the TDR section.

The next section was goals, if they are met and how they are met.

She stressed that there should be some standards they need to meet to reach the goals of what is envisioned for the gateway district. There can be more standards, but keep some degree of negotiation latitude.

The Planning Commission expressed concern that this needs to be implemented quickly.

After discussion, it was decided that the Planning Commission should review the tables from Ms. Bush and incorporate the information in the ordinance, revise the draft and present it to the Board of Supervisors again.

7. Approval of Minutes

a. July 18, 2013

On a motion made by Mr. Gordon, seconded by Mr. Redd, the Warrington Township Planning Commission voted to approve the minutes of July 18, 2013. This motion passed by a vote of 6-0.

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

b. August 1, 2013

On a motion made by Mr. Gordon, seconded by Mr. Redd, the Warrington Township Planning Commission voted to approve the minutes of August 1, 2013.

This was tabled because the corrections had not been received.

8. Posting of Minutes

a. September 5, 2013

On a motion made by Mr. Redd, seconded by Mr. Gaines, the Warrington Township Planning Commission voted to post the minutes of September 5, 2013. This motion passed by a vote of 6-0.

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

9. Forward Agenda Items

10. Adjournment – 10:40pm

Recorder: Amy Organek