

Warrington Township Planning Commission

Minutes for March 6, 2014 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 pm. March 6, 2014 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Fred Gaines	Excused - Chair
Ben Redd	Vice Chair
Richard Rycharski	Secretary
Vince Evans	Member
Ted Cicci	Member
Tom Gockowski	Carroll Engineering
Roy Rieder	Excused - 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. New Business

a. Consider and make recommendations regarding a conditional use application for Warrington Springs (TMP: 50-020-006)

Kim Freimuth (Fox Rothschild) and Scott Mills (Van Cleef Engineering) were present this evening for this plan. This plan is to develop a 27 acre property in to a 49 lot sub division using TDRs. The internal roads are continuation of the roads from Penrose Walk. All lots but one (lot 2) front an internal road. Lot 2 also has a 30 ft. side yard setback to give additional buffering for the Lamp Lighter Villas development. Lot 24 has a smaller that required access width, if the lot is divided to make the open space a separate parcel.

They have permission to stockpile soil on the property

They already have erosion and sedimentation control approval for just under an acre.

TDR request – 8 are secured, 2 are in progress. These are coming from the existing TDRs on the books.

Land is to be cleared except the 4.7 acres of woodlands to remain, mostly in the environmentally sensitive areas.

The fence along lamplighter was discussed. The woods are to remain and it was asked if a fence could be added as well. It would be decided who would maintain the fencing later in the process; usually it lies with the association.

There was discussion if Lot 2 could be moved to where lot 24 is located (2 houses where 24 is located) with a shared driveway, and could help remove the driveway off of Philips Ave. There

was a possibility that Lot 2 could be a flag lot. Ms. Freimuth said this could be looked into, but they could not commit to that at this time.

It was asked if they would be willing to negotiate buffering with the Lamp Lighter Villas. They stated they were willing to speak with the HOA, but they could not commit at this time to provide additional buffering.

Public Comment:

Joseph Stryjewski, 502 Hanley Ct

Mr. Stryjewski questioned the permission to move the soil and remove trees. These were issued by the Township and the Bucks County Conservation District. The mud/dirt being moved is an issue at this time because it is going into their basin.

Eric Thompson, 291 Folly Rd

Mr. Thompson expressed concerned to have the owner of lot 24 to own the open space and the basin. There would be concerns to move downed trees by the owner.

Mr. Thompson expressed concern accessing the open space for basin maintenance.

Mr. Thompson expressed concern regarding the steep slopes adding difficulty for maintenance and the desirability. Generally, the slopes are downhill from Philips Ave, some of which are manmade. It was no grading being proposed this evening for discussion. The applicant has complied with the slope requirements with regards to this conditional use.

Wes Pericone, 1502 Ascot Ct

Mr. Pericone expressed agreement that they would like to discuss buffering with the applicant.

Carroll Engineering letter, 2/3/2014

The intersection with Street Rd would now merit a traffic light with the projected volume.

Mr. Rycharski expressed concern that there was no documentation that the township services had consulted regarding the impact of this project on the township services

Joe Morrissey, NV Homes

Mr. Morrissey asked to comment towards the statement of the economic need in the township. They are attempting to bring homes to the Warrington that is single family homes, reasonably priced from the low 500s to mid-600s. This is filling a need for more moderately priced housing.

An application was made to vacate the paper streets on the sight, but it is believed that the application was tabled by the Board of Supervisors. The applicant believes that once the paper streets are vacated, they will be able to hold clear title for the property.

Mr. Evans made a motion to recommend to the Warrington Township Board of Supervisors to consider the conditional use application for Warrington Springs (TMP 50-020-006) contingent upon the following issues:

- Compliance with the Carroll Engineering Letter, 2/3/2014
- Lot 24 should be a stand-alone lot, exclusive of the basin 3 and open space B
- Buffering should be required to all adjacent residential lot lines. It was strongly suggested that the applicant meet with the affected homeowners and associations
- Lot 2 should be reconfigured eliminate the entrance onto Phillips Ave.
- Municipal services impact statement requires further documentation
- Fee in lieu of costs should be reflective the amount of wooded area left intact
- Street Rd improvements should provide for a left turn lane onto Phillips Ave.
- Paper streets need to be vacated to allow for clear title for all the affected property
- Economic impact statement was not included to show documentation of economic need

Mr. Rycharski seconded. The motion passed 3-0-1.

Mr. Rycharski – yes Mr. Redd – yes Mr. Cicci – abstain Mr. Evans – yes

b. Discuss potential ordinance amendments to Chapter 27, Part 22 Signs

Mr. Cicci is scheduled to go for a ride around the township with Ron Powell for a survey of the signs around the township and the problems associated with them.

4. Old Business

a. Continue comprehensive review of SALDO and Zoning Ordinance.

Part 22 is to be a priority

b. Consider Conditions for the Gateway district. (Mr. Rycharski)

Mr. Rycharski is beginning to put together a review of his research of the area to allow the Planning Commission to see where we are considering. We also have pictures from the road from a few years ago.

Mr. Rycharski went over what he believed to be close to what the township is looking for using Google Earth. Mr. Rycharski showed how the interconnection of properties is much closer than we already have attained.

c. Discussion of vision statement for the Gateway ordinance

He is having difficulty determining what the vision is.

Mr. Rycharski said he felt it was important to include the cross connection of properties and setback standards as requirements in the preamble.

d. Discussion of Comprehensive Plan

We are going to need an outside party for this; the requirements need to be determined

7. Additional Business - none

6. Subcommittee Reports – none

7. Approval of Minutes

a. February 6, 2014

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of February 6, 2014. This motion passed by a vote of 4-0.

Mr. Rycharski – yes Mr. Redd – yes Mr. Cicci – yes Mr. Evans – yes

8. Posting of Minutes

a. February 20, 2014

On a motion made by Mr. Redd, seconded by Mr. Evans, the Warrington Township Planning Commission voted to post the minutes of February 20, 2014 as corrected. This motion passed by a vote of 4-0.

Mr. Rycharski – yes Mr. Redd – yes Mr. Cicci – yes Mr. Evans – yes

9. Forward Agenda Items

10. Adjournment – 10:30

Recorder: Amy Organek