

Warrington Township Planning Commission

Minutes for December 15, 2016 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. December 15, 2016 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Richard Rycharski	Chair
Ben Redd	Vice Chair
Vince Evans	Secretary
Joe Balent	excused - Member
Ted Cicci	Member
Bill Connolly	Member
Fred Gaines	Member – via Skype
Brian Shapiro	Member - alternate
Roy Rieder, P.E.	Planning and Zoning
Cindy Vanhise, P.E.	CKS Engineering

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

Public Comment

Welcome of Brian Shapiro – new alternate member

Fred Gaines joined via Skype

1. Approval of Minutes

a. November 17, 2016

Tabled until the next meeting

2. Posting of Minutes

a. December 1, 2016

Tabled until the next meeting

3. Old Business - none

4. New Business

a. Review and comment on Valley Square Phase I Sketch Plan

William Benner, Attorney, and Tom Hanna (Gilmore & Associates) were present this evening with Donna Musiel from iStar for comment from the owner. This is a new application, not an amendment to a former plan. Patrick McCabe, Leasing associate was also present this evening. He has been instrumental in obtaining lessees; Patient First has already committed at this time.

Mr. Hanna reviewed the site plan as submitted. There are 7 buildings that make up this plan including bank, restaurant and retail sites. There are 330 parking spaces shown at this time. Most storm water management will mostly be underground in the parking area. Connecting sidewalk along Easton and Street Rds. are planned as well as connecting to the inner walking path internal to the development. There will be a traffic impact study required. There was a study done for the 2007/2008 submission, but they have already engaged a firm to do a new study and it is underway. Permits had been issued previously, but new permits will be obtained for this application.

There was discussion regarding the direct access from Street Rd. The Bucks County Planning Commission made comment in their letter regarding this. It was stated that access from Street Rd was key for this phase.

There was limited discussion on the orientation of the restaurant as commented on by CKS Engineers and the orientation of building #2 and the “front” of the building. The goal is to keep the backs of the buildings from facing the main roads.

There was discussion on pedestrian circulation for this phase. There was no pedestrian connection for the different buildings. Also discussed was the arrangement of the parking in relation to the buildings (i.e.: parking in the center versus parking around the outside perimeter of the tract).

The drive-thru for the restaurant was only shown on the plan to allow flexibility for leasing purposes; a tenant has not been obtained at this time. If a tenant is obtained who does not require a drive-thru, it will be eliminated from the plan.

There was a question if an environmental impact study is necessary, but if not they would prefer not to complete one. Ms. Vanhise suggested that the original study be submitted with the application and if there are any points of contention are found they could be addressed at that time.

Warrington Township is looking to preserve as much wooded land as possible. It was requested as part of the preliminary plan that the preserved woods be indicated.

Review location of internal drive was one of the comments made by CKS. Mr. Hanna responded that the grades near the building made it extremely difficult to extend the drive to Main Street near the center of the site and that the tie-in location was located further to the east to conform with the existing topography.

The Planning Commission suggested that the applicant evaluate the end user concept. This will direct any revision of the plan as far as the consolidation of buildings and placement of parking as well as the circulation of pedestrians within the center.

5. Comprehensive Plan

a. Review status of coordination with other advisory boards regarding input to the Comprehensive Plan

This item was tabled until the next agenda to allow for the Planning Commission to review.

There was discussion on the sections received back from the Bucks County Planning Commission which need to be reviewed by the Planning Commission members. Schedule for the January agenda

6. Subcommittee Reports – none

7. Additional Business

a. Discuss concepts for possible amendments to Part 4, RA Residential Agricultural and RA-A Residential Agricultural-Airfield Districts in the Zoning Ordinance – Copies of Mr. Connolly’s comments were distributed prior to the meeting and discussed. These included the revisions from the last meeting as discussed.

b. Discuss Zoning Ordinance Amendments requested by the Warrington Township Board of Supervisors – no comments

c. Status update of SALDO amendment requested by the Warrington Township Planning Commission – no comments

d. TDRs

There was discussion on the township's balance of TDRs and revisions in progress in their management.

e. Open Space Committee

Mr. Evans will serve as the Planning Commission representative on the permanent Open Space committee.

Next Meeting – January 5, 2017

8. Adjournment – 9:00 pm

Recorder: Amy Organek