

Warrington Township Planning Commission

Minutes for January 16, 2020 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. January 16, 2020 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Richard Rycharski	Chair	Bob Watts	Member
Bill Connolly	Vice Chair	Shirley Yannich	Alternate
Vince Evans	Secretary		
Ted Cicci	Member		
Shawn McGuigan	Member	Roy Rieder, P.E.	Planning & Zoning
Herb Rubenstein	Member	Cindy VanHise, P.E.	CKS Engineers

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance.

Reorganization

a. Nomination and election of Chairperson

Mr. Cicci nominated Mr. Rycharski as chairperson; this was seconded by Mr. Watts. Mr. Rycharski accepted. Mr. Rycharski was approved as chairperson 7-0, with a unanimous vote.

b. Nomination and election of Vice Chairperson

Mr. Cicci nominated Mr. Connolly as vice-chairperson; this was seconded by Mr. Evans. Mr. Connolly accepted. Mr. Connolly was approved as vice-chairperson 7-0, with a unanimous vote.

c. Nomination and election of Secretary

Mr. Cicci nominated Mr. Evans as secretary; this was seconded by Mr. Watts. Mr. Evans accepted. Mr. Evans was approved as secretary 7-0, with a unanimous vote.

Mr. Rycharski announced that Ms. Yannich will now be a full member of the Planning Commission and Mr. McGuigan will now be the alternate. This is pursuant to the notification from the Board of Supervisors.

Public Comment - None

1. Approval of Minutes

a. December 19, 2019

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of December 19, 2019. This motion passed with a vote of 7-0.

2. Old Business

- a. **Review, and if appropriate, make recommendations for preliminary/final approval for the Patient First land development at the intersection of Valley Square Blvd and Easton Rd.**

Mr. Roundtree was present for this evening for this application. He reviewed the changes they have made to the current plans since they were last before the Planning Commission in November 2019. Mr. Roundtree stated that they have reviewed both letters from CKS Engineers, Inc. (preliminary and final plan review letters) dated January 9, 2020 and they will comply with all of the items in the letters.

There was discussion regarding the control of sediment and stormwater during the construction and the proposed staging of the building construction. The applicant agreed to work with the Township Engineer to address this issue. Also discussed was concern for the potential for icing at the intersection of the entrance driveway onto Valley Square Blvd. Inlets have been added along the driveway to collect the water along the driveway. There is also a leveling area at the driveway entrance to Valley Square Blvd. .

The parking for the construction crews was discussed. Mr. Roundtree clarified that they have dealt with this issue elsewhere and they will require the crews to park on the property.

There was a question regarding the retaining the wall and safety. There will be fall protection fencing along the top and a detail will be added to the plans, along with the retaining wall detail..

Ms. Yannich requested benches with arms be included for people waiting outside of the building. Mr. Roundtree specified that they are providing benches at the bus stop adjacent to their property on Easton Road, but had not planned any outdoor seating in the front of the property. Mr. Roundtree stated that they will provide arm rests at the bus stop if this is permitted by SEPTA.

Access to the landlocked property along the portion of Roland Avenue that is being vacated was discussed. An easement is being provided to provide future access to Roland Avenue for this parcel.

Mr. Rycharski asked if all of the site and building lighting was LED. Mr. Roundtree stated that the site lighting is LED and he thought the building lights were also LED, but the detail on the plan did not specify LED.

Fred Gaines, Supervisor

Mr. Gaines was concerned because there is an Urgent Care facility near this site and asked what the ramifications could be if this facility does not succeed. Mr. Roundtree said that the Patient First facilities offer other services such as primary care and weekend hours that are different than other facilities and they have had success with this business model.

Mr. Connolly made a motion to recommend to the Board of Supervisors Conditional Preliminary and Final Plan approval for the Patient First land development at the intersection for Valley Square Blvd and Easton Rd and the 5 requested waivers described in the January 16, 2020 letter from Nave Newell conditioned upon compliance with the Preliminary and Final Plan Review January 9, 2020 letters from CKS Engineers, Inc. and all other review letters. The motion was seconded by Mr. Watts. The motion passed unanimously.

2. New Business

a. Discussion concerning future use of the northern portion of St John Neumann Cemetery.

Mr. Richard McBride was present for this application this evening. Mr. McBride reviewed his presentation including the development of the surrounding area in New Britain Township and Warrington Township and the suggested zoning of the property by Bucks County Planning Commission to Industrial Science Technology Zoning District. He discussed how office space is not needed in the area and suggested that age-restricted housing be considered.

Mr. McBride said that Toll has the northern portion property under agreement. Mr. Rycharski and Mr. Connolly asked what the Dioceses plans are for the remaining portion of land. Mr. McBride stated that it wasn't available at this time for purchase but he would inquire as to their future plans. Mr. Rycharski and Mr. Connolly said they would like to see a park or open space in the remaining area, not being proposed for development. There was discussion of whether there is a need for additional age-restricted housing in this section of Warrington Township.

Ms. Schemm, 390 Folly Rd

Ms. Schemm mentioned that there are vacancies in the age restricted mobile home communities in the area.

b. Discussion regarding the Act 537 Special Study for Sanitary Sewer Planning in conjunction with the sale of the sanitary sewer system to Bucks County Water and Sewer Authority.

Mr. Michael McRee, CKS Engineers, Inc., was present for this discussion this evening. The Township was notified by PADEP that due to the sale of the sewer system, the Act 537 Sewage Facilities Plan for the Township must be revised to reflect the new ownership of the sanitary sewer system by Bucks County Water and Sewer Authority. The municipality is responsible for the Act 537 Plan regardless of the ownership of the utility.

Mr. Connolly made a motion to recommend to the Board of Supervisors that the Special Study for the Act 537 Plan be approved and forwarded to the Board of Supervisors for approval prior to being submitted to the Pennsylvania Department of Environmental Protection. Mr. Rubinstein seconded; the motion passed unanimously.

4. Subcommittee Business

a. Zoning/SALDO Revision Committee –

Mr. Connolly reported that they have finished the review and revision of special provisions section and the parking section is halfway done. The sign requirements will be started at the next meeting and then the Administrative section would be the only section remaining to review.

Mr. Connolly stated that the Conservation Residential Ordinance does not seem to be creating the developments that they had envisioned when the Ordinance was written and stated that he would like to review the buffer requirement section in conjunction with the required 65%

Conservation Area / Open Space area. The Planning Commission members agreed that the Ordinance should be reviewed and revised to reflect their goals.

5. Additional Business - none

Next Meeting – February 6, 2020

Adjournment – 8:35 pm

Recorder: Amy Organek