

# Warrington Township Planning Commission

## Minutes for March 5, 2020 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. March 5, 2020 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

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

### **Call to Order/ Pledge of Allegiance:**

The meeting opened with the Pledge of Allegiance.

### **Public Comment - None**

### **1. Approval of Minutes**

#### **a. February 6, 2020**

On a motion made by Mr. Cicci, seconded by Ms. Yannich, the Warrington Township Planning Commission voted to approve the minutes of February 6, 2020. This motion passed with a vote of 7-0.

### **2. Old Business – None**

### **3. New Business**

#### **a. Review and make recommendations on Conditional Use application 20-001 for Warrington Easton, LLC for the demolition and reconstruction of the existing Wawa at the intersection of Easton Rd and Maple Ave and the installation of fuel pumps**

Ms. Julie Von Spreckelsen, Eastburn & Grey, was present this evening for this application. The project team was also present to answer any questions that may arise. This is the proposal for the demolition of the existing legacy store and construction of the new store with fuel dispensing stations. There will be a shared access with the restaurant next door with a right in/right out only onto Easton Rd. The fuel dispensing aspect is the conditional use concern.

The CKS review letter was reviewed first. Lot consolidation is an option and the applicant was agreeable to that.

There was discussion on the traffic flows in the area and the access to the site. The traffic engineer reviewed the traffic study results and the changes proposed.

Lighting will all be LED lights and will conform to the Township's ordinance.

Circulation and signage were reviewed with no discussion.

The applicant will comply with all SALDO comments request waivers. SALDO requirements are not considered as part of conditional use.

The applicant will comply with all remaining comments except point 8 in SALDO for which they will probably be requesting a waiver.

The architect was present to review the building and this evening to review the plan. The first main concern per Mr. Rycharski was that we want the front of the building to be facing Easton Rd. The rule is that the staff must be able to visually monitor the fuel pumps. The Planning Commission is looking to have the buildings Easton Rd's frontage look to be the front or at least appear to be the front of the building. Also, the Planning Commission asked to have the fuel canopy peaked instead of sloped.

Signage noting that oversized vehicles and vehicles towing trailer are required to parks on the restaurant side of the lot was requested.

The potential of having a dedicated turn lane into the site was discussed. They have submitted their study to PENNDOT in February and they are still waiting to hear back from them. Mr. Connolly said he felt that the township should have our own traffic engineer review this plan, not necessarily for the conditional use, but for Land Development.

Ms. Yannich stated we need to have a bus shelter.

Lighting needs to be ensured all around the building. It is not currently adequately lit around the entire building.

Fred Gaines, Supervisor

Mr. Gaines asked regarding a charging station installation at the site. This would be up to the applicant.

Mr. Conolly made a motion to recommend to the Warrington Township Board of Supervisors approval of the Conditional Use application 20-001 for Warrington Easton, LLC for the demolition and reconstruction of the existing Wawa at the intersection of Easton Rd and Maple Ave and the installation of fuel pumps subject to compliance to the CKS Letter of February 21, 2020. Additionally, it was recommended to allow the waiver of the study requirements for economic impact, environmental impact, and municipal services impact. A traffic engineer should be engaged to review the traffic flow for the Land Development for this project. Mr. Rubenstein seconded. Motion passed unanimously.

**b. Review and comment on a Sketch Plan for a Conservation Residential Development at Montgomery Gardens 3501 County Line Rd.**

Mr. Chris Canavan and Mr. Justin Strayhorn from WB homes were present for this application this evening. WB homes is currently the equitable owners of the property. Mr. Canavan

reviewed the plan and the property for the project. The plan is to construct 24 homes on ½ acre lots. They are in the process to acquire a ½ acre of land that is required to avoid a zoning variance.

They plan on using what nursery stock is left there for the buffering. Their goal is to keep the development set back as far as they can.

The Planning Commission had a favorable review of the plan as it has been presented and they approve of their purchase of the additional ½ acre.

#### **4. Subcommittee Business**

##### **a. Zoning/SALDO Revision Committee**

They are finished. Next step is for the county to provide a mockup for what it will look like (formatting and graphic design issues).

#### **5. Additional Business**

Ms. Yannich reviewed her findings from a comparison of fee schedules from surrounding municipalities.

Mr. Connolly wanted to make sure the Historic commission was consulted regarding development of the land at Street and Folly Rds.

**Next Meeting** – March 19, 2020

**Adjournment** – 9:00 pm

Recorder: Amy Organek