

Warrington Township Planning Commission

Minutes for July 16, 2020 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:05 pm. July 16, 2020 at the Township Building located at 852 Easton Road, Warrington, PA 18976 and via Zoom virtually. The members present were as follows:

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

Fred Gaines, 200 Beech Blvd

Mr. Gaines asked if the application that was submitted to the ZHB for NWWA would be discussed.

1. Approval of Minutes

a. June 18, 2020

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of June 18, 2020. This motion passed with a vote of 7-0.

2. Old Business – none

3. New Business

a. Review and comment on a conditional Use Application for a drive through window at a proposed restaurant at Creekview Plaza.

Mr. Robert Gundlach, was present this evening for this application along with:

- John Lynch, Construction - Shopcore
- Dave Waterman. Leasing – Shopcore
- Brian Donley – Shopcore (Zoom)
- Eric Clase – Gilmore & Associates
- Morgan Kinley - Gilmore & Associates
- Devin Crismann – Architect
- Wess Luke – Architect - (Zoom)
- Laurie Pellegrino – Real Estate manager for Chipotle (Zoom)

Mr. Gundlach reviewed the current application. The applicant plans to divide the existing building that was TGI Fridays for two tenants: Chipotle Restaurant and Aspen Dental. The Chipotle Restaurant has requested Conditional Use approval for a pick-up window. The proposed use is different than a typical drive-through window which will be just for picking up an order that was ordered and paid for on-line or with an app. The in-store activities will be the same as a regular store and with the pick-up window as an added service.

Mr. Clase reviewed the physical improvements being planned and requested. The footprint of the building will not be affected and the detached refrigeration unit has been removed. Improvements will be made to the parking area around the building to provide for the pick-up window and to provide an additional dumpster area for the Chipotle Restaurant.

Ms. Pellegrino reviewed the procedure for the pickup window. No money will be exchanged through the window and 15 minute interval pick-up times are provided when the order is placed. There are a set number of orders that can be scheduled for each time slot and as each slot fills, they begin with the next slot. If the order is not ready, there are 3 parking spots designated to wait for the order. The Planning Commission discussed the study of a similar pick-up window from Ohio that was provided by the applicant. The Planning Commission asked about the characteristics of the Ohio location and how many orders would be given the same 15 minute pick-up time in order to evaluate the expected number of vehicles that could be waiting in line. The applicant stated they would provide additional information for consideration by the Board of Supervisors.

Mr. Waterman reviewed the preferences for the location of each of the tenants and stated that it was based on the preference of both the tenant and the owner.

The parking was reviewed to ensure there was adequate parking for the tenants. The required number of parking spaces for the overall shopping center development is 1,741 and there are 1,755 proposed spaces.

The applicant's engineer stated that all items in the CKS Engineers, Inc. letter dated 7/8/2020 are will comply except for 2 waiver requests and 1 item for discussion.

The requested waivers were:

- To permit a curb radius of 2 ft. for one parking space next to the dumpster rather than the required 5 ft. radius.
- To allow the dumpster area location for Chipotle that is not adjacent to the building and within the parking area as required. The applicant is proposing a screen wall with plantings and stated the trash pick-up times will be in off-hours.

John Lynch, Shopcore construction addressed the maintenance and improvements to the site. All curbing and sidewalks will be replaced and painted as required as part of the project. He also stated that they will be cleaning up all the landscaping as part of land development.

The location of the handicapped spaces was discussed. Two spaces are located at the side of the building which allows the user to enter the building without crossing the traffic flow even though it may be a bit farther.

In order to reduce the traffic flow around the back of the building, it was suggested to mark the access to the back of the building for pick-up lane traffic only. Employees would also be permitted to use this drive aisle to access the "Employee Only" parking spaces on the northern side of the building.

Ms. Yannich requested that the applicant consider adding a streetlight on an existing pole for Easton Rd. similar to the light provided for the AutoZone development on Easton Rd.

Ms. Crismann reviewed the updated architectural drawings. The building height did not change, just the parapets. Also, the awnings height was raised to compensate for the raised parapets. The Planning Commission was satisfied with the proposed architectural drawings.

The parking spaces and turn-around area along the front of the building was discussed. There was a concern regarding vehicles turning around in front of the access to the Chipotle Restaurant. It was suggested that this drive-aisle have signage that states there is limited parking in this area.

On a motion made by Mr. Rubenstein, seconded by Mr. Evans, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors approval for the Conditional Use Application with the following conditions. This motion passed with a vote of 6-0.

- Compliance with the CKS Engineers, Inc. letter of 7/8/2020
- Compliance with the Fire Marshal's letter of 7/15/2020
- Stacking of cars in pick up lane be controlled onsite and access to the rear of the building to be signed for pick-up traffic only.
- Consider limited parking signs at the front of the building
- Cap the number of customers scheduled to pick up at the window in each 15-minute interval
- Trash Pickup and deliveries will all be at off hours
- Consider installing a streetlight along Route 611.

b. Review of the Zoning Hearing Board Application by North Wales Water Authority (NWWA) for 1553 Easton Rd.

Mr. Gundlach provided a review of the application. With the acquisition of the water department, they lost the base of operations that they had when the Township-owned the system. This proposed office/warehouse storage space will be the satellite operations center for the field employees for the Warrington area. No more than 6 employees/trucks will be parked outside on the site. There will not be unlicensed vehicles, equipment or supplies kept outside at the site. NWWA will be widening the driveway subject to PennDOT approval and providing stormwater management onsite.

There was discussion on noise issues and the eventual use of the warehouse building. Mr. Gundlach said that he will have that clarified by NWWA in writing and submitted to the Township. If the Zoning Hearing Board grants approval of their application, they would be able to occupy the site and would be returning to the Planning Commission for land development and architectural approval for the proposed warehouse.

4. Subcommittee Business

a. Zoning/SALDO Revision Committee

They hope to finalize their review this Tuesday and then it can be put forth for review by the commission.

5. Additional Business - none

Next Meeting – August 6, 2020

Adjournment – 9:05 pm

Recorder: Amy Organek