

Warrington Township Planning Commission

Minutes for August 20, 2020 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. August 20, 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 - Zoom
Vince Evans	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. July 16, 2020

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of July 16, 2020. This motion passed with a vote of 6-0-1, with Mr. Rycharski abstaining.

2. Old Business – None

3. New Business

a. Review and comment, and if appropriate, make recommendations on a Zoning Hearing Board application for 1553 Easton Road (NWWA)

Mr. Robert Gundlach was present this evening for this application with Robert Bender (NWWA), Joe Murphy (NWWA), Peter Stampfl (Architect), and Scott Mill (VanCleeef Engineering). Mr. Gundlach reviewed the updates to the application and the revisions made as a result of discussions with staff, Board of Supervisors, Zoning Hearing Board and Planning Commission. The application is to turn this into a satellite maintenance and field office for the field employees of NWWA. Mr. Bender reviewed the necessity of having this type of satellite office/storage facility within the township. They have tried to comply with our comprehensive plan and the corridor overlay requirements. Mr. Bender discussed the benefits to the Warrington customers of having the equipment for repairs and convenient office for their service technicians. There will be few deliveries and the traffic will have little impact since they are working out of the business offices approximately across the street. The architectural design of the building is reminiscent of a barn in keeping with the feel of the area and Bucks County. Also, there will be no fencing, but security will be provided by a gate across the driveway set back to allow about two cars to stack and with cameras. Mr. Stampfl reviewed the renderings and planned facility design.

It was discussed that the applicant would be returning to the Planning Commission for land development application and the Corridor Overlay requirements. The applicant plans to widen the driveway and provide for stormwater management. Mr. Bender also stated that they plan to address the existing building so that it is consistent with the proposed building design.

The buffering along adjacent properties was discussed. The Planning Commission was concerned about the reduced buffer area requested and felt that encroachment of parking within the buffer was not the same as encroachment of a building.

There was discussion on the addition and type of deed restrictions to ensure the relief granted with this proposal be adhered to in the future.

It was discussed and the Planning Commission feels that they do not think they should vote on any recommendation but can send the Zoning Hearing Board a detailed memo conveying their comments and review. There was concern over the size of the building and the future tenant if NWWA were ever to outgrow the facility and leave. A deed restriction was discussed that would restrict the property so that it could not be converted to an autobody shop, contractor's yard or other use that would not be consistent with the comprehensive plan or corridor overlay requirements.

The majority of activity in this area by NWWA is mainly for Warrington residents, approximately 98 percent of the work done by this facility will be for customers in Warrington Township per Mr. Bender.

The applicant agreed to look at making the building smaller if possible while still meeting their needs.

They reviewed the applicant's proposed conditions. The Planning Commission also wanted to include a requirement for a deed restriction, a statement that no fence would be installed, the buffer should not be reduced and that the applicant would look at reducing the size of the building. In addition, the language of proposed condition #7 was discussed. The Planning Commission recommended that the phrase "to the extent space permits" be removed. It was discussed that company passenger automobiles could be parked outside, but all other company vehicles should be parked in the building at night.

Mr. Evans will prepare a memorandum and email it to Mr. Rieder to forward to the applicant and the Warrington Township Zoning Hearing Board prior to its meeting on August 24.

b. Review and comment and, if appropriate, make recommendations regarding a preliminary/final minor subdivision plan for Foxlane Homes at Stuckert, LLC, 1520 Stuckert Road.

Ms. Gina Raffielli was present this evening for this application. This is the revision from the application from last year addressing the comments from last presentation. The application is reduced to 2 lots from 3. There are still two large trees that will need to be removed. The sight triangles will be shown on the plans for both driveways and at the intersection.

Items from the CKS Engineers, Inc. letter dated July 27, 2020:

- The applicant agreed they would provide the fee in lieu of open space in exchange for the removal of the requested deed restrictions to prevent further subdivision.
- The Planning Commission said that the shed on the open space needs to be removed if the area is to remain open space.
- The applicant did not think there needs to be an additional buffer since they are introducing a residential use. It was suggested that they should consider additional buffering along the side adjacent to Tamanend Middle School. The suggestion was to clean up the vegetation along the property boundary and supplement with additional plantings. The applicant will discuss this with the engineer.
- The applicant is requesting a that a traffic impact study not be required; the Planning Commission concurs.
- The applicant is requesting a waiver for any roadway improvements such as road widening and curbing. The existing sidewalk is set back from the cartway. The Planning Commission concurs with this waiver request.
- Approvals have been received for utilities from NWWA and BCWSA.
- The applicant will comply with the comments from McMahon regarding driveway and road improvements.
- There were concerns expressed regarding temporary soil stockpiles being an attractive nuisance for students at Tamanend and ensuring the slopes are not excessively steep. This will be addressed.

The Ordinance requires a note that if further subdivision is proposed within 10 years the application is deemed a major subdivision application..

On a motion made by Mr. Connolly, seconded by Mr. Rubinstein, the Warrington Township Planning Commission voted to recommend preliminary and final approval for the minor subdivision plan for Foxlane Homes at Stuckert, LLC, 1520 Stuckert Rd with the following conditions:

- Waivers for curbing and widening along Stuckert Rd
- No traffic impact study is required
- Permits to be submitted for the removal of the two trees indicated on the plans
- Applicant agrees to work with the Township Engineer to address the buffering
- The location of the driveway to be finalized.
- Compliance with the CKS Engineers, Inc. letter dated July 27, 2020

The motion passed 7-0.

4. Subcommittee Business

a. Zoning/SALDO Revision Committee

They are halfway through the page by page review of the draft from the county. The County will then provide complete documents and provide a summary of the document. The proposed ordinance would be discussed at Planning Commission and Board of Supervisors meetings.

5. Additional Business

Next Meeting – September 3, 2020

Adjournment – 9:30 pm

Recorder: Amy Organek