

## **Warrington Township Planning Commission Minutes for January 3, 2008 Meeting**

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. on January 3<sup>rd</sup>, 2008 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Douglas E. Skinner	Chairman
Anton Kuhner	Vice-chairman
Shirley Yannich	Secretary
Fraser Wall	Member
Steven Tiberio	Member
Frank Gonser	Member
Michele Fountain	CKS Engineers, Inc
Paul Plotnick	Supervisor Liaison
Michael Mrozinski	Planning and Zoning Administrator

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

The meeting opened with the Pledge of Allegiance

### **Public Comments:**

None

### **4. Land Development Applications:**

#### **4.1 Reorganization of the Planning Commission**

This is tabled until the Board of Supervisors has their reorganization.

#### **4.2 Preliminary approval of the major land development**

##### **Sequoia Supply**

**925 Easton Rd, 2.95 acres**

**TMP: 50-10-121**

Mr. Kurt Schaefer, Esq. was representing the applicant tonight with Jodi Litus from Tri-State Engineering and the owner, John Keller. This business offers manufactured decking materials, mainly to contractors. They plan to expand into outdoor furniture, hot tubs, outdoor kitchens and hardscaping materials such as pavers in the next year. They already have a permit to store materials outside, so this will not be an issue. The original plan was to have their entire operation based out of this facility, but due to expansion of the business, they now plan to use this site as more of a showroom/ display area with only limited amount of stock on hand. Their main supply warehouse will remain in Hatfield.

The preliminary plans for this property are for mixed use, ie: office, sales and storage. The existing building will be mostly showroom and the remainder of this building will be storage. They have already obtained a waiver from the zoning board for the mixed uses.

Concerns regarding the Corridor overlay were discussed. The parking in the front of the building is nonconforming, but necessary so they meet the required 88 spaces needed for the square footage. The applicant did not feel they would require the number of spaces they are required to provide per the zoning ordinance. It was requested that Mr. Mronzski as zoning officer review the plans and the number of

parking spaces being required and see if that number could be lowered. It was suggested that they keep the reserve spaces needed undeveloped, but the applicant preferred to put in all spaces required at the time of paving.

The applicant is building a second building rather than expanding the existing building due to the grade of the property. The difference it too allow for one building.

The layout of the back property was discussed regarding the off loading of trucks and who would have access to the back of the property, which will be gated and fenced. The loading area will be garage doors that can be parked next to, but there will be no off loading from the tailgates or the backs of trucks. The only vehicles within the gates should be company vehicles. The customers are mostly contractors and clients who would make their choices from the showroom and the materials would be delivered directly to the job sites or home. There are no plans to expand into loose rocks or sand at this time.

There is a problem with storm water in regards to the creek across the back of the property and the residential area that backs to this property. It was requested this applicant look into fixing the creek banks and stabilizing them as much as possible. They should try to reduce or maintain the current amount of hydraulic flow to help with the storm water issues. It was suggested they look into a concrete splash plate up stream and consider using rip rap to dissipate the flows and moving the storm water discharge further down the stream towards the southern boundary of the property. We are also concerned with the use of large diameter plastic piping in the on-site storm water handling system. We would like to obtain reference locations of similar systems under operation.

The timeline for this submission was questioned. The lighting consultant's letter was from February 21, 2007 and was not acceptable. The fire marshal's letter was from May 2007, but the new Fire Marshall is still reviewing the plans. He needs information, which is dependant on the planned use. The views of the Planning Commission will help decide this to some extent.

#### **CKS Letter of October 26, 2007**

##### Zoning

All items will comply except **item #3** which they suggested a fee in lieu of a traffic study. They offered \$1000.00. This will be reviewed.

##### SALDO

All items will comply with a waiver being requested for the area in the back to be exempt from curbing to help with storm water management. The customer parking will have curbing. (**item #6a**)

##### Grading, Storm Water Management/Storm Drainage, & Erosion & Sedimentation Control

All items will comply with a comment on **item #3** that larger pipe could be used

##### Water & Sewer Facilities

All items will comply. There was discussion on the sewer line that is being run across the back of the property from the JOMAC property now being developed. The property is currently connected to water, but if it is necessary for the fire sprinkler system, another line can be run from the back of the property as well.

General Engineering

All items are will comply

The Planning Commission asked that the applicant return with architectural drawings and a plan for the handling of the storm water, especially for the back of the property. It was discussed and agreed that drawings of the front and descriptions of the sides and back of the existing building and a picture of the second building would be acceptable.

**4.2 Feasibility of the land development expansion plan for Tamanend Middle School  
Stuckert Road, 3.21 acres  
TMP: 50-26-80**

Representing the School District this evening was Frank Motte of Boucher & James, Inc. as engineer, Mr. Kenneth Rodemer Director of Operation for Central Bucks School District and Mr. Ted Hopkins, architect. The planned expansion for the school includes extensive renovation to the interior. The exterior renovation include additions to the building in three places, a new driveway /drop off area for buses, expanded parking facilities and relocation of some of the athletic fields/courts.

Zoning

All items were will comply except for Item #13 the location of the tennis courts. If they are moved back, they will be in the wetlands.

The applicant would like to pay a fee in lieu of a traffic impact study. (item #14)

SALDO

All items were will comply with the following discussion items.

The applicant is requesting a waiver from the corridor overlay requirement since they are a significant distance from Route 611 and there is significant buffering with no access from the school to Rt. 611. (Item #7)

The applicant is requesting a waiver from additional buffering and street trees along Stuckert Road. The existing buffering is acceptable to the only residential owner, next to the proposed tennis courts. (Item #5)

The applicant agrees to extend the sidewalk along the length of the property.

A waiver was requested for the widening of Stuckert Rd. The Planning Commission would like to see flaring for acceleration/deceleration at the bus entrance at a minimum. Item #2

The addition of curbing to the parking area would interfere with the storm water flows This is to be reviewed. (Item #4)

Ms. Fountain stated they want to see the features relative to the detention basin if the basin is being worked on. In addition, the Planning Commission would like to see the driveways on the opposite side of Stuckert. An Aerial aerial photograph may be adequate. (Item #9)

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Grading, Storm Water Management/Storm Drainage, & Erosion & Sedimentation Control  
All items are will comply

Water & Sewer Facilities  
All items are will comply.

General Engineering  
All items are will comply

## **5. Old Business**

### **5.1 Eureka Village Study Status**

Discussion of the revised scope of work table from the study session. The applicants could be met with again and shown the revised scope of work to see if the bids are more realistic.

It was suggested that Mr. Morrissey be approached regarding being a part of the planning study group. Also, Montgomery township and the County Line Task Force could be approached to contribute.

### **6. Approval of Minutes:**

**6.1 September 20, 2007** ó A motion was made by Mr. Kuhner, seconded by Mr. Tiberio to approve the minutes of September 20, 2007. The vote to approve was 4-0-2, with Mr. Kuhner, & Mr. Gonser abstaining.

**6.2 October 18, 2007** ó A motion was made by Mr. Skinner, seconded by Mr. Wall to approve the minutes of October 18, 2007. The vote to approve was 4-0-2, with Mr. Kuhner, & Mr. Gonser abstaining.

**6.3 November 15, 2007** ó A motion was made by Mr. Skinner, seconded by Mr. Kuhner to approve the minutes of November 15, 2007. The vote to approve was 6-0.

### **7. Posting of Minutes:**

**7.1 December 6, 2007** - A motion was made by Mr. Skinner, seconded by Mr. Kuhner to post the minutes of September 20, 2007. The minutes were approved for posting by a vote of 3-0-3, with Mr. Gonser, Mr. Tiberio, & Mr. Kuhner abstaining.

### **8. Adjournment:**

Next meeting will be January 17, 2008

With no further business to discuss, the meeting adjourned at 10:40, with a motion by Mr. Wall and seconded by Ms. Yannich, with a vote of 6-0.

Recorder: Amy Organek