

Warrington Township Planning Commission Minutes for February 7, 2008 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 pm. on February 7, 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 (absent)
Fraser Wall	Member
Frank Gonser	Member
Steven Tiberio	Member
Bryan McAdams	CKS Engineers, Inc
Paul Plotnick	Supervisor Liaison
Michael Mrozinski	Planning Director

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

Public Comments:

Doug Skinner asked that the Township investigate the need for modification to the existing roadway stripping on south bound Easton Road to allow for a left turn movement into Georges Lane. Mike Mrozinski will discuss with other staff members.

4. New Business

4.1 Consideration of the Final Major Land Development for Valley Square – Phase 1

Easton and Street Roads, 15.3 acres, TMP 50-32-51

(as part of 133 acre tract, TMP 50-31-34, 50-33-01, 50-33-02, 50-33-04, 50-33-06, 50-33-06 and 50-33-07)

Representing the applicant tonight were David Grasso, president of Grasso Holdings, Gavin Labboski, Esq. Benner and Wild, John Schenider, P.E., project engineer, and Dave Horner P.E., Horner and Canter, traffic engineer. Mr. Schneider went through the most recent review letter from CKS Engineers, dated January 9, 2008. He noted that PA Department of Transportation (PennDOT) had reviewed the new intersection at Street Road and will not permit a left turn out movement. The left turn out movement from the Commerce Bank property to the south will remain per PennDOT.

The applicant was directed to resolve with the Township Solicitor the issue of the consolidation of the two parcels prior to plan consideration by the Board of Supervisors. This issue was raised as item II 1. of the CKS letter. There was discussion with attorney Laboski about the factors involved. Paul Plotnick was also brought into the discussion.

The applicant's attorney is also working on legal issues such as easements and a proposed developer's agreement. These will be submitted prior to consideration by the Board of Supervisors. After consideration of the remaining items of the CKS letter, attention was given towards the

planned treatment of the corner of Easton and Street Roads. The applicant showed renderings of the monument sign and corner treatment at the intersection of Street and Easton. Architect David Plotonich and David Grasso discussed the plans. The applicant will attempt to accommodate a Commission member's requests to use stone from demolished buildings in Warrington. It was also noted that "Valley Square" could be added to the Warrington Township corner sign. It was noted that there will also be monument signs near the entrances.

Mr. Skinner noted that the existing review from Suburban Lighting was dated and a newer letter should be issued. Mr. Mrozinski will follow up on this. The applicant said that the existing PA Department of Environment Protection letter of March 6, 2006 stands. There was no additional public comment to this letter submitted.

The applicant indicated that they will submit architectural renderings to the Warrington Township Planning Commission at the time of building permit submission. The architecture will match that of other phases.

In a motion made by Mr. Kuhner, seconded by Mr. Tiberio, the Warrington Township Planning Commission recommend to the Warrington Township Board of Supervisors final plan approval for the Valley Square - Phase 1, TMP 50-32-51, 50-31-34, 50-33-01, 50-33-02, 50-33-04, 50-33-06, 50-33-06 and 50-33-07 with the following conditions, except as modified:

- They must comply with the January 8, 2008 CKS review letter.
- They must comply with the Preliminary Plan Approval plan from June 12, 2007.
- They must comply with the Warrington Township Fire Marshal's letter of January 31, 2008
- They must comply with the Suburban Lighting letter of April 2006.
- They must comply with PA Department of Environmental Protection letter of March 6, 2006
- The applicant is to resolve the issue of lot consolidation to the satisfaction of the Township Solicitor.
- Prior to the issuance of building permits, the applicant is to resolve the scheduling for the installation of the traffic signalization at Main Street and Valley Square Boulevard to the satisfaction of Township staff.
- Prior to the issuance of building permits, the applicant is to submit architectural renderings for review by the Planning Commission.

The vote passed 4-0

Ms. Yannich	- absent	Mr. Kuhner	- Yes	Mr. Skinner	- Yes
Mr. Wall	- Yes	Mr. Tiberio	- Yes	Mr. Gonser	- Yes

5. Old Business

5.1 Eureka Study Status

There was a meeting with Mr. Morrissey, his daughter Alice Morrissey-Meehan and Attorney Steve Harris on January 31, 2008. The Morrissey's showed interest, gave us input on the boundaries of the study area and agreed to have Ms. Morrissey-Meehan join the study working group.

We have received revised proposals from both bidders and the sub-committee is reviewing them.

6. Approval of Minutes: None

7. Posting of Minutes:

7.1 January 3, 2008

On a motion made by Mr. Wall, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to post the minutes of January 3, 2008. This motion passed by a vote of 5-0.

7.2 January 17, 2008

On a motion made by Mr. Wall, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to post the minutes of January 17, 2008. This motion passed by a vote of 5-0.

8. Adjournment:

Next meeting will be March 6, 2008 ó TDR Workshop

With no further business to discuss, the meeting adjourned, with a motion by Mr. Kuhner and seconded by Mr. Tiberio, with a vote of 5-0.

Recorder: Mike Mrozinski