

Warrington Township Planning Commission Minutes for March 20, 2008 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 pm. on March 20, 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
Frank Gonser	Member
Bryan McAdams	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. New Business

4.1 Discussion of the Preliminary Land Development Plan for Paul Valley Town Center Easton Road and Paul Valley Road, 70.9 Acres, Caldwell Development LLC TMP 50-31-030, 50-30-33-11, 50-34-8, 50-34-11, 50-34-12 and 50-34-13

Peter Miller, Caldwell Development LLC; Greg Elko, Langan Engineering; Tom Porsche, Caldwell Development LLC; and Carrie Nace, Fox Rothschild LLP were representing the applicant this evening. This project includes the Penrose Tract and the Enterprise Rental car parcel. Mr. Miller and Mr. Elko reviewed the site plans and discussed which retailers are potential tenants. A small strip along Paul Valley road is not part of this project, and the developer is in discussion with Creek Valley for access to Paul Valley Rd. This plan is a revision from the original submitted plan.

There was discussion regarding the farmhouse. Currently it is to be renovated for office space and a small parking area provided. Ms. Yannich said there is grant money available for such renovations for historic buildings and having the historic structure would be useful for the township. This is to be researched.

There is green space and an extensive trail system in this plan. There is an area for a gateway feature to make a gateway to Warrington Township monument.

This area for the residential section is to be on the backside of the property on the opposite side of the creek with a road crossing the tributary. This is a central point allowing for east access to the rest of the property.

They are proposing using a shared parking provision. They use the amount of parking needed and the time it is needed to determine the total amount of parking necessary, rather than base it strictly on use and space.

There was discussion regarding Age restricted housing and assisted living. It was brought up that Warrington Township does not have any long-term care facilities other than Fox Sub-acute, which is a specialized facility. Mr. Miller stated they have had discussions with several extended care/assisted living groups. It is their hope to have a better idea when they come back which way this is going so they would know the number of units and size of the facility. It was also suggested that they consider putting in medical offices with the assisted living buildings.

The elevations of the property will be brought up some, but not more than even with the road. It is currently an 8-10 foot drop in some places. All the buildings will be one story except for the hotel and residential buildings.

They have not consulted with Horsham Township regarding the development of the airbase. Mr. Miller stated that they were not aware of any plans for retail development for the land. Ms. Yannich stated that the Planning Commission would want them to be aware and if any plans did develop, they should consider those plans.

The developer was asked to consider adding conference facilities. Mr. Miller said that conference facilities have been part of the discussions with the hotel. It was also suggested that the barn with the farmhouse could be renovated and added onto to provide conference facilities.

Loop roads have had success in Warrington in the past. Including a loop road and trail connections are desirable if possible.

Williams Transco pipeline has a significant buffer zone, which differs for different usages. There can be little if anything put over the pipeline. This allows for more green space.

The Planning Commission is looking to complement the existing architectural design with this development. Mr. Miller said this should not be a problem by staying with the SALDO.

Sidewalks are to be extended to Paul Valley Rd.

Mr. Kuhner requested the developer to evaluate moving the propose connection to Paul Valley Road from the location currently shown opposite the Creek View Driveway between the old Country Buffet and Genaurdiø to the existing access further to the south along Paul Valley Road, near Bed bath and Beyond. From that access point a loop\connector road could be constructed behind the proposed big box retail and tie into the proposed access road between the proposed restaurants and small retail sites. Mr. Kuhner felt this would provide more access to site from Paul Valley Road than is currently designed.

It was requested that the developer look into adding a grassy median for Easton Rd.

Public Comment

Joan F from Hampton Greene Association

The residents of Hampton Greene are concerned regarding the increased traffic through their development when this development is finished and the connection to Costner Dr. completed. Because these are public roads, there is not any way to stop it, but there are some possible ways to minimize the effects. The suggestions made were for traffic calming speed tables and signage could be installed. The representatives from Hampton Greene were told they would be informed of the future meetings so they could attend and stay on top of the situation. In addition, if someone on the board of Directors would like a meeting with Mr. Mrozinski, they should call the township building.

TDR ordinance may help them in the application and the purchase of TDRs may avoid the need for variance requests. Mr. Mrozinski provided them with copies of the TDR ordinance.

CKS Letter of February 5, 2008

Anything not mentioned is will comply or the new plans resolve

Zoning

#1 ó The conditional use approval for a service station was for the gas station kiosk that Giant required. They could not find another classification for this use.

#10 ó The parking may be affected if they choose to use TDRs

#12, #13, & #16 ó all will be addressed by the new plan.

#19 ó This will be addressed in the new plan, with the TDR ordinance and if the shared parking concept is acceptable.

#21 ó This will be a variance with the new plan.

SALDO

#5 ó They will be seeking design waivers because they will be crossing the stream with the access drive and the trails. This will be township code and DEP regulations.

#23b ó They may be asking for a waiver regarding the height of age-restricted buildings. This may depend on the use.

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

#12 & #13 ó These are waivers they will be requesting due to positioning of the basins.

#14 ó The depths will be reviewed.

#27 ó This may be a requested waiver because the basin may be underground.

#29 ó There will be a waiver request for encroachment into transitional areas for the wetlands.

Water & Sewer Facilities

The new plan will address all of these comments.

General Engineering

No items

Traffic Consultant's letter was will comply. The access by the Enterprise Rent-a-Car will be restricted to right in, right out only. They will have internal access through the center.

Bucks County Planning Commission's issues will be addressed with the new plan. Mr. Elko said they believed that item #2 was incorrect. They did not believe the minimum of 15% was true.

Two paper streets will be closed off and they will need to make the necessary arrangements to remove the paper streets. This will need to be discussed with the township's solicitor.

The road improvements are being made in conjunction with the project at the corner of Titus Rd and Easton Rd. 175 Partners is to complete the left turn lane on County Line Rd onto Titus. Caldwell Development, LLC would be responsible for expanding the intersection by making a double left turn lane from Street Rd onto Paul Valley Rd. and widening Paul Valley Rd.

A time line for the project is tentatively that the retail would be first then the hotel, and then the residential.

5. Old Business

5.1 Eureka Study Status

Mr. Mrozinski gave an update for the Eureka study. Due to the cost, the project is being deferred to the second half of 2008. The revised costs with the revised scope were between \$21,000 and \$27,000.

5.2 Goals for 2008 Discussion

Mr. Mrozinski reviewed the Goals for 2008 spreadsheet.

The Sign ordinance is still being evaluated and there is on ordinance on the use of PODs in the works currently.

There was discussion of the Malcolm's Property. The property has not sold. It was suggested that rezoning could help make the property more useable, but it probably still has clean up issues. Research should be done, especially in regards to CITGO and the DEP.

5.3 Amendments to the Administrative Procedures

The quorum is amended to be three members present. A majority of the quorum is needed to pass a vote.

The meetings advertised will be on the first and third Thursdays of each month, with the fourth Thursday reserved if there is urgent business. They will only review complete applications as per the checklist.

Applicants will appear twice before the Planning Commission for the preliminary approval step. The first time is to be a work session after the first review letter from the engineers and there is no vote taken. The plans come in less finished but this allows more input from the planning commission prior to a majority of the engineering. The vote is taken for the preliminary approval the second time the applicant appears for the preliminary step.

On a motion made by Mr. Skinner, seconded by Mr. Wall, the Warrington Township Planning Commission voted to adopt the administrative procedures as amended. This motion passed by a vote of 5-0-0.

6. Approval of Minutes:

6.1 January 3, 2008

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

6.2 January 17, 2008

On a motion made by Mr. Kuhner, seconded by Mr. Wall, the Warrington Township Planning Commission voted to approve the minutes of January 17, 2008. This motion passed by a vote of 4-0-1, with Mr. Gonser abstaining.

7. Posting of Minutes

7.1 February 7, 2008

On a motion made by Mr. Kuhner, seconded by Mr. Wall, the Warrington Township Planning Commission voted to post the minutes of February 7, 2008. This motion passed by a vote of 4-0-1, with Ms. Yannich abstaining.

8. Adjournment:

Next meeting will be April 4, 2008

With no further business to discuss, the meeting adjourned at 10:45, with a motion by Mrs. Yannich and seconded by Mr. Gonser, with a vote of 5-0.

Recorder: Amy Organek