

# **Warrington Township Planning Commission**

## **Minutes for April 3, 2008 Meeting**

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. on April 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	Absent
Frank Gonser	Member
Brian 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. Land Development Applications:**

#### **4.1 Discussion of the Preliminary land development plan**

**Pleasantville United Church of Christ**

**Limekiln Pike, 12.9 Acres**

**TMP 50-004-061, 50-004-095, 50-006-005-001, 50-006-005-003, 50-006-006**

The applicant was represented tonight by Carolyn Edwards, Attorney; Rick Stonebeck, Shoemaker Engineering; and John Pileggi from the church. The main issues with this application are the conditional use application for the nonconforming use for the RA zoning district, the relocation of the Cameron's driveway, and the percentage of impervious surface as allowed by the new ordinance.

The applicant will comply with the recommendation from CKS regarding obtaining a conditional use waiver for the nonconforming use under the revised ordinance for the RA zoning district.

The applicant has an agreement with the neighbor who has an easement to Limekiln Pike for access for his driveway. The church proposes to move the driveway access from Limekiln Pike to Muirfield Lane by having it turn and follow the property line for lot #6, 108 Muirfield Ln, in the Muirfield Estates Development. This would eliminate an opening onto Limekiln Pike. There is also there is not a 50 ft buffer for this drive from the neighboring property

Per the revised RA ordinance, if the impervious coverage is more than 15% but less than 25%, they must use best management practices for the storm water management. The applicant stated they will comply with this as their impervious coverage is 24.4%.

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**CKS Letter of March 12, 2008**

All items are will comply unless discussed.

Zoning

Item #4 ó A waiver will be requested for the conditional use

Item #5 ó Whether a driveway is allowed in a buffer was discussed.

Item #12 ó The applicant plans to request a fee in lieu of a full traffic study. An access study was submitted and they believed that all information necessary was supplied with that study. Due to the times of peak use for this facility, this was acceptable.

Item #12 B ó The entrance was moved to improve site distance.

SALDO

#9 ó The screening will extend the full length of the parking area.

#10 ó The trash enclosure will be constructed of stone or brick to compliment the building

#15 ó The documentation regarding the easement and driveway change has already been submitted to CKS.

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

#5 ó There was discussion on the basin. They are still testing soils and have not determined what type of basin is necessary.

Water & Sewer Facilities

All items are will comply.

General Engineering

All items are will comply.

The Warrington Township Fire Marshal approved of the plans as redesigned.

The applicant agrees to comply with the lighting engineer letter. They will be using 25 ft. poles in the parking lot with the focus of the lighting going down so not to interfere with the neighbors.

The appearance of the building will matched to the existing building and the new portion of the structure will be used mostly for a sanctuary.

Item #3 in the Bucks County Planning Commission letter of February 26, 2008 expresses concern over the number of parking spaces. They are planning on paving for 61 parking spaces more than necessary. The applicant said that this would be cheaper than holding them in reserve and having to pave later.

**PUBLIC COMMENT**

Mike Kelly - 135 Muirfield Lane

Mr. Kelly expressed concern regarding the type of basin and the possibility of standing water. The basin that is across Muirfield Lane from the proposed basin was not supposed to have standing water and it does. Mr. Kelly was assured that the system being installed for the church is to be designed that it should drain in three days.

Mr. Kelly also asked regarding the drainage hole along the road and the sizes of the inlets in regards to children's safety. The hole would be corrected with the new system and the inlets would be smaller than what is there and grated.

Mr. Kelly asked if the Cameron's mailbox would now be on Muirfield Lane. This was a concern because at this point the whole neighborhood has matching mailboxes. Mr. Cameron also agreed to purchase a mailbox that would match the mailboxes in the development. After further discussion, the church agreed to purchase this mailbox

Darrah King ó 108 Muirfield Lane

Mrs. King asked since her property backs to the church and the proposed driveway move would bring the driveway along two sides of her property, if the drive could be moved to the other side of the proposed tree line. That way there would be buffering between her property and the driveway. This was a safety issue to add extra buffering between the drive and the children playing in the yard. The applicant agreed,

Mrs. King also expressed concern over the potential of standing water in the basin.

A final concern was the sidewalks. The applicant said the sidewalks were to be installed along all the frontage of their property, but there will still be a gap between the church and the corner shopping center.

Alice Jacobs ó Woodlawn Ave.

Mrs. Jacobs had no problem with any of the plans, but wanted to know if there was going to be any affect on the sewer project for Woodlawn Ave. This project has already had a bid opening and is due to start this spring sometime.

Mr. Cameron ó 3434 Limekiln, owner of the driveway to be moved.

Mr. Cameron was ok with moving the drive to the other side of the tree line, but asked if there could be additional buffering on the road side to protect the drive from the road.

In a motion made by Mr. Kuhner, seconded by Mr. Wall, the Warrington Township Planning Commission recommend to the Warrington Township Board of Supervisors preliminary plan approval for the Pleasantville United Church of Christ, TMPs 50-004-061, 50-004-095, 50-006-005-001, 50-006-005-003, 50-006-006 with the following conditions:

- They will comply with the March 12, 2008 CKS review letter.
- They will obtain a conditional use approval with the ordinance.
- They will adjust the plans for the Cameron driveway and provide plantings on both sides.
- They will comply with the letter from Suburban Lighting.
- They will comply with the letter from the Warrington Township Fire Marshal's office.
- They will comply with the letters from the Bucks County Planning Commission.
- The applicant agrees to modify the dumpster enclosure. It will be constructed of materials similar to the building and have appropriate screening.

The vote passed 5-0

Ms. Yannich - Yes

Mr. Kuhner - Yes

Mr. Skinner - Yes

Mr. Wall - Yes

Mr. Gonser - Yes

#### **4.2 Discussion of the revised preliminary land development plan**

**Bhakta Personal Care Facility 20,070 sq ft., 4.11 acres**

**2527 Bristol Rd**

**TMP: 50-027-034**

The applicant was represented tonight by Tom Smith, Harris and Harris; Nick Rose, Protract Engineering, and Arvid Bhakta, applicant. This plan is for a four story personal care facility and is allowed in the C2 district under a special exception from the zoning board from June 19, 2006. This is to be only assisted living, not a nursing care or rehabilitation facility. It is to have 77 units and a maximum of 93 beds. Also, the air handling machinery is to be placed on the roof to lessen the noise and preserve the aesthetics

Warrington Township deputy Fire Marshall Joe Pfizenmeyer was representing the Fire Marshal's office this evening. A major concern is the Fire Marshall's requirement that there be two accesses available, even if one is designated only to be used for emergency purposes. The international code states that if the building is fully sprinklered, only one access is required. However, the Fire Marshall is requiring two means of access be available.

The Fire Marshall further requested that it be paved, not just paving blocks due to the fact that these are difficult to maintain and over time make the entrance unusable. The paving block entrance also cannot be plowed during bad weather.

One of the possible points of access could be off Stagner Ave, a paper street. Randy Scott was here representing Mr. & Mrs. Marks from 2320 Stagner Ave. They have been helping maintain this private road and are not agreeable to granting this applicant an easement to use this paper street as a means of emergency access. Mr. Nolan from the neighboring commercial property was also not agreeable to allow an easement unless the access could be used as an alternate entrance for his shopping/office complex. This issue is unresolved at this time. The Warrington Township Fire Marshal's office said they would sit down with the applicant and discuss these issues and other questions they still had regarding this application.

There was also discussion on access to the manhole #17-227, which is on the Mark's property and is a desirable point of access for the sewer connection for this project. The history on this manhole and easement will need to be researched and the sewer access resolved.

The architectural renderings provided showed a four story, 80,000 sq ft building with a stone (brick) and stucco or siding. The applicant said they were going to try to match the Forest Ridge development, using earth tones. The balconies will be facades except for the fourth floor where the Alzheimer's unit is to be located. The balcony will serve be open to serve as access to fresh air. All units will have their own bath and some of the larger units will have two beds. All the residents are to be ambulatory and a transportation service will be provided for residents.

There was discussion on the number of elevators and it was strongly recommended that the applicant provide three elevators.

The air exchange units will be on the roof of the building for aesthetics and noise dampening. These units will be for the common areas only; each resident unit will have their own air conditioning unit.

There was discussion regarding item #2 in the CKS email dated March 19, 2008. This item dealt with the offsite road improvements being tied to the request for zoning relief. CKS did not feel that these issues were related and relief should not be recommended. This issue will have to be discussed further with CKS.

## **5. Old Business**

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**5.1 Goals for 2008 discussion**

This was tabled till next meeting due to the lateness of the hour.

**5.2 TDR Program**

Mr. Mrozinski is compiling a list of questions from the residents who have made inquiries regarding the TDR program. The possibility of Warrington Township purchasing the TDRs was also discussed.

Mr. Mrozinski is to meet with Caldwell regarding the Paul Valley Town Center project and explain how the purchase of TDRs could benefit their project.

**6. Approval of Minutes:**

**6.1 February 7, 2008**

On a motion made by Mr. Kuhner, seconded by Mr. Wall, the Warrington Township Planning Commission voted to approve the minutes of February 7, 2008. This motion passed by a vote of 5-0.

**7. Posting of Minutes:**

**7.1 March 20, 2008**

On motion made by Mr. Kuhner, seconded by Mr. Wall, the Warrington Township Planning Commission voted to post the minutes of March 20, 2008 as revised concerning the access onto Paul Valley Road. This motion passes by a vote of 5-0

**8. Adjournment:**

Next meeting will be April 17, 2008

With no further business to discuss, the meeting adjourned at 10:40, with a motion by Mr. Kuhner and seconded by Ms. Yannich, with a vote of 5-0-0.

Recorder: Amy Organek