

Warrington Township Planning Commission Minutes for April 17, 2008 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. on April 17, 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
Steven Tiberio	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

Land Development Applications:

4.1. Discussion of Feasibility Sketch Plan for the Gavin Lingo Subdivision R3 Residential Single Family – 6.75 Acres Stump & Pickertown Roads TMP 50-004-100

Representing the applicant tonight was Scott Mill of Van Cleef Engineering and the applicants, Gavin Lingo and Nick Spagnolo. The plan calls for 8 lots with 7 being residential and one open space. This parcel is zoned R3 and is surrounded by RA zoning.

It was discussed how the 100 ft stream setback was going to be maintained, particularly on lots #3 & #7 as this would limit the additions or decks possible. Mr. Mill stated there would be deed restrictions put in place that would be made known.

The number and locations of driveways were discussed. The possibility of shared driveways as a means of limiting the number of access points on the road was presented, but the slopes may limit this possibility. Reverse frontage was also discussed, but the lot size is limiting for that possibility.

Bucks County Planning Commission Letter - 3/10/08

Point #5 indicates a waiver to be requested regarding SALDO (lot depth). The rear lot lines follow the wetland line. If this is adhered to, the lot depths for lots #3,4 & 5 will be a little more than the allowable 2.5 times the width. This did not present a problem with this Planning Commission.

CKS Engineering Letter ó 3/17/08

Most items were will comply.

Several items were issues that would be resolved with further engineering and tabulations.

Zoning

#5 ó The applicant may be requesting a fee in lieu of a traffic study. This intersection is included in the township wide traffic study. It was stated that if they do not include adding a shoulder in the road improvements, that a study may be requested.

#6 ó There was discussion regarding who would be maintaining the basin. It was stated that the township would probably not be looking for dedication and that they should plan to provide another means for this basin to be maintained.

SALDO

#2 ó The issue of sidewalk and curbing was discussed. The Planning Commission generally wants to see sidewalks added. Curbing may be waived, but then there is the question of where the sidewalk should go. In addition, curbing makes it much easier for the storm water management to be engineered and carried out. Curbs would be a positive addition.

Dennis Eble, 926 Stump Road, would like the houses to be set back further from the road and thus farther from his house. This would require relief from the stream setback. The Planning Commission has no say in this zoning issue. For any relief to be granted, hardship would have to be proven. They cannot disturb the wetland or their buffers. There can be not permanent structures. In the R3 district the houses may have a 35 foot setback from the road.

Bill Sansom, 108 Green Ash Lane, wanted to confirm that there was to be no structures in the stream setback. He also wanted to know when the trash/ waste that is now littering the lot would be cleaned out.

Melody Eble, 926 Stump Road, wanted to know if there was a maximum house size and to comment on the number of driveways planned. She reiterated the traffic problem at the intersection and urged other avenues be explored. The applicant stated a cul-de-sac or access way is not possible based on the lot size and they are reviewing the idea of shared driveways.

Mrs. Eble also questioned why this is zoned R3 when the surrounding is RA. This property was not large enough for any significant development, so the zoning was not changed when the surround land was done

Mrs. Eble also encouraged the traffic study be completed because of the high amount of traffic that uses this area.

Annette Engel, 3557 Pickertown Road, questioned why there had to be seven homes built rather than fewer homes on larger lots. The surrounding area is larger lots, approximately 10 acres each.

Mr. Mill said it was his understanding that an R3 property could only receive TDRs and not send them, putting the land in preservation. Mr. Mrozinski said this could be done and Warrington Township would entertain that idea if the applicant wished to request that be done.

Approval of Minutes:

6.1 March 20, 2008

A motion was made by Ms. Yannich, seconded by Mr. Kuhner to approve the minutes of March 20, 2008. The vote to approve was 3-0-1, with Mr. Tiberio abstaining.

Posting of Minutes:

7.1 April 3, 2008

The posting was tabled so they could be reviewed prior to posting.

Old Business:

5.1 Status report of TDR Program

Mr. Mrozinski gave an update on the interest in the program. Ten residents have scheduled appointment and expressed interest in the TDR program. Some questions being asked are regarding the costs involved and what the allowable activities. A meeting for the TDR board was scheduled for May 1st at 3pm.

5.2 Ordinance review discussion

The wireless ordinance was reviewed. There was discussion on the organization of the ordinances and how to make them more easily used and understood. It was mentioned that removal of the towers at obsolescence needs to be addressed in the ordinance.

Another point that was reviewed and discussed was the need to set bulk standards for the commercial district.

5.3 Forward agenda items:

Meehan Lacy 5/1/08

8. Adjournment:

With no further business to discuss, Ms. Yannich made a motion to adjourn, seconded by Mr. Kuhner. The vote was 5-0 and the meeting adjourned. at 9:30.

Recorder: Amy Organek