

Warrington Township Planning Commission Minutes for August 21, 2008 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. on August 21, 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	Absent
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 Sketch Plan of the Holbert Tract Stuckert Rd/ Forest Glen Dr, 3.07 Acres TMP 50-026-108-1, R-2 zoning

The application was represented tonight by Dean Riniker of Gilmore & Associates and Larry Holbert, the applicant. The plan is to create two individual parcels on Forest Glen Dr of approximately ½ acre each and leave the original house on a 1.8 acre parcel. They are also looking to enclose an existing porch to add to the living area of the original house, and there will need to be modifications to the existing driveway. The additions are not to add another unit to the house, ie: an apartment, as was originally proposed, but just to add living space to the single family dwelling.

This entire parcel was not included in the original development plan for Forest Glen and therefore was not included in the density. The Forest Glen development did not use the full density allowed by the zoning so these additional lots should not be affected.

Any property in the cartway would be deeded to the township.

It was suggested that a fee in lieu of open space be requested.

CKS currently has requested no road improvements. This may change as the plans are reviewed at preliminary submission. Sidewalks and street trees will probably be requested.

There may be drainage work required at the corner in Warwick Rd. We have not had a true test since the drainage work done last fall.

A fee in lieu of a traffic study was suggested.

4.2 Discussion of the Sketch plan of the Dunkin Donuts/ Baskin Robbins Tract Easton Rd, 1.24 Acres TMP: 50-031-018 & 50-031-16-1, C-2 zoning

This application was represented tonight by Tom Ludgate, of Ludgate Engineering and George Gorman, the applicant. This application is to add a 3000 sq ft retail pad to the rear of the existing business.

The building area is now a surface detention basin which they plan to change to underground detention. There was discussion on the feasibility of this and the high costs associated with this undertaking. Mr. McAdams as expressed concern if there was adequate perc for the land. The additional impervious surface should not be a problem as they are allowed 75% and this should only have them at 60%.

The traffic pattern was discussed with concerns regarding the flow to the unit (units) in the back in relation to the drive thru and parking for the existing business. The stacking lane is 10 cars and that makes it extend across what would be the entrance to the back area businesses.

This property consists of two parcels, but has been deeded together since prior to this owner. It was unsure if a document of merger exists, but a reverse subdivision was suggested.

It was asked that the number of units and the nature of the tenants be set early on for planning reasons. The idea of öflex spaceö was not encouraged. It was suggested that they consider using the space for öincubator businessö space since they have different traffic patterns and and space needs.

The applicant must comply with the corridor overlay.

The applicant was open to discussion with the surrounding properties regarding a connection to Titus Rd. This would help their circulation problem. Also shared detention could be possible and would have to be discussed.

A Traffic impact study would probably be required, but could be done in combination with the other properties being developed.

The Planning Commission recommends the following issues should be evaluated:

- Storm water
- Traffic Patterns
- Emergency Vehicle access
- Signage ordinance (as part of the corridor overlay district)

The properties at that corner are all under possible contract for sale including the Hirsch & Ramins properties in addition to the Titus Rd Outparcel already being developed and this application. At this point, all parties seem to be open to talks to work together planning the development of this corner. A circulation plan needs to be developed to see where the needs are and how to meet them best. The

Corridor study will help and a traffic study could be done as a group.

5. Old Business

5.1 Advisory discussion of the banner installation request, Warrington Shoppes

The staff was advised how to guide the request to display banners at the shopping center. The consensus of the planning was that thematic banners were ok, but if they consisted of advertising, they became signage

5.2 Discussion of Warrington Day presentation

The will be displays showing the mission statement and duties and power of the planning commission. Examples and explanations of these powers and duties will be provided as well. The schedule for the booth was discussed.

5.3 Discussion of possible Ordinance revisions

The Planning Commission members were asked to review the proposed list of ordinances and to prioritize and comment on them for further discussion at a later date.

6. Approval of Minutes:

6.1 June 5, 2008

On a motion made by Mr. Skinner, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to approve the minutes of June 5, 2008. This motion passed by a vote of 5-0.

7. Posting of Minutes:

7.1 June 19, 2008

On a motion made by Mr. Kuhner, seconded by Mr. Wall, the Warrington Township Planning Commission voted to approve the minutes of June 19, 2008. This motion passed by a vote of 4-0-1, with Mr. Tiberio abstaining.

8. Adjournment:

With no further business to discuss, the meeting adjourned at 9:30, with a motion by Mr. Wall and seconded by Ms. Yannich, with a vote of 5-0

Recorder: Amy Organek