

# **Warrington Township Planning Commission Minutes for December 4, 2008 Meeting**

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. on December 4<sup>th</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     | Member             |
| Frank Gonser       | Absent             |
|                    |                    |
| 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:**

None

## **4. New Business:**

### **4.1 Preliminary approval for the major subdivision of the Holbert Tract Stuckert Rd/ Forest Glen Dr, 3.07 Acres TMP 50-026-107-1, 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. The original plan was to put an addition on the house, but at this submission they are foregoing the addition. The plans are now for interior renovations, building a detached two story garage, and leaving the house and driveway as they are now.

CKS Engineering Letter of 11/12/08

Mr. McAdams stated that a majority of the items in the letter were will comply as per the meeting in the past week with Mr. Riniker.

## **Zoning**

Item #1 ó It was suggested that a fee in lieu of providing open space would be acceptable.

Item #5 ó This is no longer an issue with the change of plans for the addition to the house.

Item #6 ó A waiver of a traffic study would be acceptable.

## **SALDO**

#9 ó Waivers being requested

- a. A waiver of any road improvements and curbing would be accepted, but sidewalks would be required
- b. The waiver to start the 4% grade for the driveway at the back of the sidewalk rather than the right of way would be acceptable.
- c. A waiver to show the plans in a 30:1 scale rather than a 40:1 scale would be acceptable.
- d. A waiver to show existing features within 400 ft is acceptable. The features show on the plans submitted is sufficient.
- e. A waiver that the utility easement be 20 ft wide would be acceptable. The exact location has not been determined yet.
- f. A waiver to use the Rational Method for storm water management is acceptable.

### **Stormwater Management**

Item 2a ó there had been discussion with the Mr. Riniker and CKS regarding the interpretation of the 75% release rate district. It was agreed that CKS's interpretation was acceptable and that the applicant would comply with this item.

Stone trenching along the driveway will be used to catch the runoff.

Item 7d ó It will be specified on the deed and documented that the homeowners of the two new lots are responsible for the maintenance of the infiltration beds.

### **Water and Sewer**

Item 5 ó this is a will comply item, but the exact location is not yet known. It will be noted on the plans when determined.

The impervious surface is still under the allowed 15% with the changes in plans, with out the addition and no changes made to the existing driveway. The impervious surfaces with these changes calculate to 14.8%.

The Bucks County Planning commission's letter of 11/6/08 gives negative comments regarding the plans for a shared driveway for the two new lots.

It was noted that they need to make sure the site line is clear for the driveway for Lot #1 since it is on the curve of Forest Glen Dr.

Scott Kempf ó 2295 Forest Glen Dr

Mr. Kempf expressed concerns regarding the water problem he already has and the impact this project may have. There is an underground creek that rises when it rains and enters his basement and his sump pump runs constantly when it rains. He was reassured that there is to be a swale around the house and there are not changes to the grading on that side of the property. However, there can be no guarantees how the underground streams could be affected. The owner has and will comply with all the ordinances and requirements of the township regarding storm water, but they mostly deal with sheet flows and surface water.

Martin Kueny - 2310 Birch Ct,

Mr. Kueny also expressed concern regarding the affect developing this property might have to the water problem he has now. He states that his sump pump runs constantly.

The applicant is required to decrease the surface water run off to 75% of the predevelopment surface water, but there is nothing addressing the underground flows.

Mr. Kueny also asked for confirmation regarding the continuity spacing and the plantings with the rest of the development. There will still be 30 ft between the houses and the trees will stay. The grading will be such that the plantings should stay as they now exist. They will not be allowed to come in and clear the land of trees to build.

A motion was made by Anton Kuhner, seconded by Fraser Wall to recommend to the Warrington Township Board of Supervisors preliminary plan approval of the major subdivision plan for the Holbert tract with the following conditions:

1. Compliance with the CKS Engineers letter of November 12, 2008
2. A waiver from roadway improvements on Stuckert Rd with the exception of sidewalks which are to be extended to meet the sidewalks on Forest Glen Dr.
3. A waiver of the limit of 4% grade for the driveways from the right of way.
4. A waiver from showing the plans in 40:1 scale and using a 30:1 scale
5. A waiver from showing the existing features within 400 ft. since what they have shown is adequate.
6. A waiver from using the TR55 method for calculating storm water management and using the Rational method instead
7. A waiver of the necessary 20 ft requirement for the utility easement on lot #3.
8. The fee in lieu of open space requirement
9. The traffic study was not required
10. The impervious coverage percentages are to be updated on the plans
11. The revisions in the plans are to be shown.
12. Consideration of the Suburban Lighting letter of July 15, 2008.
13. Consideration of the Bucks County Planning Commission letter of November 6, 2008.

The motion to recommend Final approval was approved 5-0.

#### **4.2 Consideration fo the Lot Line Change for the Ellis/Shustack Sudivision 1425 Stuckert Rd, TMP 50-29-35 and 50-29-35-1 1.91 Acres, R-2 zoning**

Mr. Shustack and Mr. Ellis were here tonight to present this application. Their request is to move the lot line 20 ft to give Mr. Ellis additional land to expand his front yard.

The main point of contention for this application was the requirement stated in the CKS letter of 11/6/08 for Mr. Shustack to connect to water. The question is should this be a waiver request or a variance request that must be heard by the zoning board. It was decided that the township's solicitor should be asked for an interpretation of the ordinance for this determination. They would request a response in writing from the solicitor for the record.

Other waivers requested are for the requirement to install sidewalks and street improvements. The Planning Commission did not see a problem with these waivers.

#### **4.3 Discussion of proposed Zoning Ordinances update**

Ms. Yannich gave a review of the proposed ordinance changes including the elimination and rezoning of some districts in the 611 Corridor and the creation of gateway and town center districts.

#### **4.4 Discussion of planning for trails.**

The Planning Commission needs to find out what the Trails committee wants

#### **5. Old Business**

None

#### **6. Approval of Minutes:**

None

#### **7. Posting of Minutes:**

##### **7.1 October 16, 2008**

On a motion made by Mr. Kuhner, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to post the minutes of October 16, 2008. This motion passed by a vote of 5-0.

##### **7.2 November 6, 2008**

On a motion made by Mr. Kuhner, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to post the minutes of November 6, 2008. This motion passed by a vote of 5-0.

#### **8. Adjournment:**

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

Recorder: Amy Organek