

Warrington Township Planning Commission Minutes for February 5th, 2009 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. on February 5, 2009 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Douglas E. Skinner	Absent
Anton Kuhner	Vice-chairman
Shirley Yannich	Absent
Steven Tiberio	Member
Frank Gonser	Member
Bryan McAdams	CKS Engineers, Inc
Paul Plotnick	Supervisor Liaison
Michael Mrozinski	Director of Planning and Development

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

Public Comments:

None

4. New Business:

4.1 Feasibility/ Sketch plan for the major Land Development of the West Tract Valley Rd & Appaloosa Dr, 5.92 Acres TMP 50-31-039, 50-031-039-001, 50 031-039-002 10 lots, R-2 zoning

The application was represented tonight by Brian Horner of Protract Engineering. This sketch plan is to make 10 single-family home lots.

The basin is adjacent to this property and can handle the storm water from this site as well. Upgrades will be made, including the construction of a fore bay system to handle the 1 and 2 year storms. The remaining part of the basin will be mostly untouched and can easily handle the bigger storms.

The 30 ft buffer requirement for the basin needs to be addressed in regards to the proposed road. There cannot be a roadway in a buffer. This could be addressed by either requesting a waiver or reconfiguring the development plan.

A fee in lieu of a traffic study and open space would both be possible for this project.

CKS Engineering would be agreeable to a waiver for the length of the cul-de-sac since it is over the allowed 500 ft.

Mr. Horner stated that it was the developer's intention to offer this road for dedication to the township, but a name has not been decided yet. It was suggested that historical names are preferred by the board.

Mr. McAdams stated that extensive stormwater management studies have been submitted. Their use of the basin will help bring this basin up to DEP requirements with little disturbance.

The applicant was asked to consider bringing access off of Appaloosa Rd and eliminating the access from Valley Rd.

Sidewalks would be required along the proposed road on the side with the houses.

It was requested that there be no island added to the cul-de-sac for maintenance and access purposes.

The historical values of existing structures have yet to be determined.

The length/width ratio of Lot #3 is non compliant, but may require a waiver if it determined there is no other way to lay out the lots.

4.2 Consideration of the Planning Module for the Mill Creek Area Low Pressure Sewer System Pickertown & Lower State Roads

Brian McAdams presented the planning module for the Mill Creek area. This planning module is being done in preparation for the construction of the new firehouse and in compliance with the 537 Plan for the township. This plan is for a force main to help provide gravity sewer for the area and will connect to the existing sewer line by Kings Court (Castle Hill development). At this time the residents on Mill Creek Rd have opted not to be a part of this project, but there is capacity being allowed for their properties for the future.

In a motion made by Mr. Gonser, seconded by Mr. Tiberio, the Warrington Township Planning Commission agreed to sign off on the planning module for the Mill Creek Low Pressure Sewer system as presented. The vote passed 3-0.

5. Old Business

None

6. Approval of Minutes:

6.1 December 4, 2008

These were tabled for a later meeting.

7. Posting of Minutes:

7.1 January 15, 2009

On a motion made by Mr. Tiberio, seconded by Mr. Gonser, the Warrington Township Planning Commission voted to post the minutes of January 15, 2009. This motion passed by a vote of 3-0.

8. Adjournment:

With no further business to discuss, the meeting adjourned at 8:15, with a motion by Mr. Tiberio and seconded by Mr. Gonser, with a vote of 3-0

Recorder: Amy Organek