

# Warrington Township Planning Commission

## Minutes for March 5, 2009 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. on March 5<sup>th</sup>, 2009 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
Frank Gonser	Absent
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 Preliminary approval for the Ball/ Colibraro major subdivision**

**Lower State Rd and Bellflower Blvd., 5.3 Acres**

**TMP 50-004-142, 50-041-103, and 50-004-151-1, 9 lots**

The application was represented tonight by John VanLuvanee and Bob Irick from Irick, Eberhardt, and Mientus, Inc. This plan is for the development of 6 new building lots on a cul-de-sac off Bellflower and the construction of a house on a lot at the corner of Bellflower and Lower State Rd. previously designated as a building lot when Maple Knoll was developed. The existing dwellings will remain. There will be just one new access onto Bellflower, the new cul-de-sac.

CKS Engineering Letter of 2/17/09, all items not listed are will comply.

### **Zoning**

- 1) It was determined that the township's solicitor will make the decision on the number of new lots. Once this is determined, the fee in lieu of open space can be determined.
- 2) The applicant agreed to work with CKS to come to an agreeable number of plantings and a possible waiver of evergreens along the frontage. This would be to match the existing buffering already in place.  
Also, the applicant wanted to grandfather the existence of two dwellings on lot 2 as a preexisting condition.
- 3) The line of site is adequate for the posted speed limit. The applicant is requesting a waiver of a traffic impact study, but did agree that they would complete a speed study once the development was complete. The applicants agree to escrow money for speed tables or other traffic calming devices to be installed as this testing determines.

## SALDO

- 5) The applicant agrees to fill the spaces in the plantings specifically along Bellflower Blvd.
- 6) The trees that need to be removed for construction will be replaced along the western boundary.
- 9) On the plans, the more restrictive zoning standards are used.
- 10) The waivers requested were all accepted as written except:
  - b) The applicant agrees to install sidewalks around the cul-de-sac and down to Lower State Rd. rather than across the entire Lower State Rd frontage of the properties involved. This was acceptable provided they would be agreeable to allowing a future developer to install this sidewalk if the property at the corner of Lower State and Pickertown Rds. is developed.

## Storm Water Management

All items were to be resolved with CKS to their satisfaction.

A special note on Item 2c was that the developer plans on regrading the existing basin and putting in an under drain for the basin.

## Water & Sewer

All items were will comply or there were just comments

## General Engineering

The Fire Marshal's letter was received on 3/5/09. There was discussion regarding the requirement to have parking on only one side of the cul-de-sac.

It was determined that all the lots would have the space needed to do any improvements the desired within reason.

The lot sizes will be comparable to the existing lots in Maple Knoll.

## Public Comment

Dan Hojlo ó 607 Bellflower Blvd

He does not consider this development to be a good idea and commented that the neighbors had not been adequately informed previously. Mr. Hojlo stated that 2-3 homes would be acceptable, but the 6-8 and the cul-de-sac he believes to be too many additional properties for the area.

Mr. Mrozinski stated that the new owners need to be advised of the quarry and the potential noise and vibration.

In a motion made by Mr. Kuhner, seconded by Ms. Yannich, the Warrington Township Planning Commission recommends to the Warrington Township Board of Supervisors preliminary plan approval for the Ball/ Colibraro major subdivision, TMP 50-004-151-001, 50-004-152 and 50-041-103 with the following conditions:

- They will comply with the February 17, 2009 CKS review letter.
- The number of new building lots will be determined by the solicitors decision and this will be used to determine the Fee in lieu of open space fees.
- The existing plantings along Lower State Rd. will be acceptable as buffering.
- They will request a waiver from a traffic impact study, but escrow funds to be used for a speed study to be done after the cul-de-sac is installed and the implementation of any traffic calming measures deemed necessary by the study.
- They will request a waiver to use Belgian block for curbing

- They will request a waiver not to install sidewalk along Lower State Rd and on the western edge of the cul-de-sac.
- They will request a waiver not to show all the existing features within 400 ft.
- They will comply with the Warrington Township fire marshal's letter of March 5, 2009
- They will comply with the Suburban Lighting consultant's letter of January 27, 2009.
- They will comply with the Bucks County Planning Commission's letter of September 23, 2008.
- The two dwellings will be considered preexisting
- Buffering plants will be allowed in the right of way.

The vote passed 4-0

Ms. Yannich	- Yes	Mr. Kuhner	- Yes
Mr. Skinner	- Yes	Mr. Tiberio	- Yes

**4.2 Consideration for the final plan Reese/Garges Minor Subdivision/Lot Line Change  
Pickertown Rd, TMP 50-010-067 and 50-010-068-001  
2 lots, .26 acre transfer**

The applicant and Mike Keffer from Light Heigel and Associates were representing this application. The CKS letter of 2/26/09 was discussed and all items will comply or already completed.

In a motion made by Mr. Kuhner, seconded by Ms. Yannich, the Warrington Township Planning Commission recommends to the Warrington Township Board of Supervisors final plan approval for the Reese/Garges minor subdivision/lot line change TMP 50-010-067 and 50-010-068-001 with the following condition:

They will comply with the CKS Letter of 2/26/09 with the waivers for the roadway improvements and having the lot lines at right angles to the street lines.

The vote passed 4-0

Ms. Yannich	- Yes	Mr. Kuhner	- Yes
Mr. Skinner	- Yes	Mr. Tiberio	ó Yes

**5. Old Business**

There was discussion on the on the proposed revisions of the Ordinance changes. It was decided there were ten points for revision and then the revisions could be sent to Bucks County for review

**6. Approval of Minutes:**

**6.1 December 4, 2008**

On a motion made by Ms. Yannich, seconded by Mr. Kuhner, the Warrington Township Planning Commission voted to approve the minutes of December 4, 2009. This motion passed by a vote of 4-0.

**6.2 January 15, 2009**

On a motion made by Ms. Yannich, seconded by Mr. Kuhner, the Warrington Township Planning Commission voted to approve the minutes of January 15, 2009. This motion passed by a vote of 4-0.

**7. Posting of Minutes:**

**7.1 February 5, 2009**

On a motion made by Mr. Tiberio, seconded by Mr. Kuhner, the Warrington Township Planning Commission voted to post the minutes of February 5, 2009. This motion passed by a vote of 2-0-2.

**8. Adjournment:**

With no further business to discuss, the meeting adjourned at 10:15, with a motion by Mr. Skinner and seconded by Mr. Tiberio, with a vote of 4-0

Recorder: Amy Organek