

Warrington Township Planning Commission Minutes for May 21, 2009 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. on May 21st, 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	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 Final approval for land development of Sequoia Supply 925 Easton Rd, 2.95 Acres TMP 50-010-121, C-2 Zoning

The application was represented tonight by John Keller (owner), Kurt Shaefer (attorney), and Jodi Litus (architect). The applicant is looking for final plan approval for the addition of a second building and the renovations of the existing building for 925 Easton Rd

CKS Engineering Letter of 4/14/09, all items are will comply.

SALDO #3 ó architectural renderings

The applicant brought renderings and samples of the materials he is planning on using for this project. The only difference would be he plans on using black railings rather than the white as shown on the renderings. Mr. Keller plans on using tan stucco and brick with the black railings and an imitation slate roof

SALDO #5 ó Buffering across the back of the property

There will be 5 six foot evergreens rather than the 3 as the plan shows will be planted across the back (eastern) side of the property

Zoning Hearing Board decision stated several key points that were discusses by the Planning commission.

There are to be no customers in the warehouse/storage areas. This is to be accomplished by the fact that the warehouse area is a separate building and there will be signs to keep the customers to the front of the property.

The delivery trucks will be kept in the building when not in use. They will not be left outside overnight as a rule.

There will be no outside storage less than 120 feet from the front of the property. There is a clear marking on the building architecture to indicate 120 ft. This will help enforce this condition.

It was questioned if the requested 1 EDU for water & sewer capacity would be adequate. Mr. McAdams is going to confirm the calculations for this determination. If necessary changes will be made.

There was discussion of use of green technology. There are 2 water infiltration systems for recapture of surfaces water. Also, the owner mentioned the possibility of using solar energy in the future.

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 Sequoia Supply Land development, TMP 50-010-121 with the following conditions:

- They will comply with the April 14, 2009 CKS review letter.
- They will comply with the Warrington Township fire marshal's letter of November 6, 2008
- 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 March 7, 2008.
- They will comply with the conditions of the Warrington Township Board of Supervisors preliminary plan approval of January 7, 2009
- They will proceed with the project using the renderings presented at this submission dated May 21, 2009 except the railings will be black and not white.

The vote passed 5-0

Ms. Yannich - Yes

Mr. Kuhner - Yes

Mr. Gonser - Yes

Mr. Skinner - Yes

Mr. Tiberio - Yes

4.2 Consideration for the final plan for the Elsner Minor Subdivision 2177 Bristol Rd, 3.41 Acres, two proposed lots TMP 50-029-018, R-2 Zoning

No one was present for this application.

5. Old Business

None

6. Approval of Minutes:

6.1 January 15, 2009

On a motion made by Mr. Skinner and seconded by Ms. Yannich, the Warrington Township Planning Commission voted to approve the minutes of January 15, 2009. This motion passed by a vote of 4-0-1, with Mr. Kuhner abstaining

7. 7. Posting of Minutes:

7.1 February 5, 2009

On a motion made by Mr. Skinner, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to post the minutes of February 5, 2009. This motion passed by a vote of 3-0-2, with Mr. Skinner and Ms. Yannich abstaining..

7.1 March 5, 2009

On a motion made by Mr. Skinner, seconded by Ms. Yannich, the Warrington Township Planning Commission voted to post the minutes of March 5, 2009. This motion passed by a vote of 4-0-1, with Mr. Gonser abstaining.

8. Adjournment:

With no further business to discuss, the meeting adjourned at 8:50, with a motion by Ms. Yannich and seconded by Mr. Tiberio, with a vote of 5-0

Recorder: Amy Organek