

## **Warrington Township Planning Commission Minutes for June 18, 2009 Meeting**

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. on June 18, 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	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:**

Mr. Skinner stated that he had noticed temporary signs being placed, especially during the weekends for realtors. Mr. Mrozinski said they do spot checks for unapproved signs on weekends, but that they would increase these checks and that notifications have been sent to the realtors.

### **4. New Business:**

#### **4.1 Final approval for the Elsner Minor Subdivision**

**2177 Bristol Rd, two proposed lots**

**TMP 50-029-018, R-2 Zoning, 3.41 Acres**

The application was represented tonight by the applicant, Herbert Elsner, Sr. The applicant is looking for final plan approval to subdivide the property to include the house in one parcel and the separate 7 car garage in the other parcel. His intention is to sell the house to his son, but to retain the garage for his own use. This application went before the Zoning Hearing Board and obtained a variance for the lot width. They propose to use the existing driveway and curb cuts: no construction is proposed.

CKS Engineering Letter of 5/7/09, all items are will comply with the following discussion items.  
Zoning

#1& #2 ó There was some question on how the calculations were figured for these two items.

The engineer will review with CKS. In addition, it was recommended based on the layout of the lots, that a fee in lieu of open space be considered. At this time, there was no access to the general public for the land allotted for open space. This could change in the future since this land to the back of the lots lies along the PECO right of way where a proposed trail is planned,

but for now, there is no ready access. These fees could be deferred until further development is submitted. The amounts can be calculated with the engineers as well. The applicant would need to submit a waiver for the open space requirement to use the fee in lieu.

#3 ó Buffering requirement to the side lot lines. This item is will comply; they just need to know how many trees are required.

## SALDO

### #3 ó Waivers

- A) Roadway improvements, ie: widening, curbing, and sidewalks - There is no objection to this waiver at this time, however if Lot 2 wishes to make improvements in the future, these improvements would be required for both lots at the discretion of the Board of Supervisors.
- B) Street Trees ó There is no objection to this waiver.
- C) Side Lot lines are not at right angles - There is no objection to this waiver.
- D) Depth/Width ratio ó the depth of the lots are more than 2 ½ times the width - There is no objection to this waiver.
- E) The requirement to show all existing object within the immediate vicinity.- There is no objection to this waiver.

An access easement agreement for lot 2 needs to be recorded. This should be extinguished when lot 2 is sold to avoid future problems

It was suggested that the back lot line for lot 1 be moved back to give them more land since they are very close at this point to the 15% impervious surface limit for that zoning. Increasing the area would lower that percentage. The applicant said they would consider the suggestion.

The applicant stated they were going to comply with the Bucks County Planning Commission's letter of 9/17/08.

In a motion made by Mr. Kuhner, seconded by Mr. Tiberio, the Warrington Township Planning Commission recommends to the Warrington Township Board of Supervisors final plan approval for the Elsner minor subdivision, TMP 50-029-018 with the following conditions:

- They will comply with the 5/7/09 CKS review letter.
- The following waivers were approved:
  - Sidewalks, curbing and road widening requirements are waived at this time, but a note is to be included that they may be required for both lots if future improvements are made.
  - The addition of street trees is waived since the existing is sufficient.
  - The requirement that side lot lines be at right angles.
  - The width/depth ratio whereas the depth be no more than 2 ½ times the width of the parcel
- They will comply with the 9/17/08 Bucks County Planning Commission review letter.
- They will comply with the Zoning Hearing Board's decision of 4/20/09.
- The fee in lieu for the open space requirement is deferred until a building permit for lot 2 is submitted.

The vote passed 4-0

Mr. Kuhner - Yes

Mr. Gonser - Yes

Mr. Skinner - Yes

Mr. Tiberio - Yes

## **5. Old Business**

### **Easton Rd Corridor Zoning update**

The Bucks County Planning Commission has been very busy, but there was a meeting with them. The items needing attention so far are detail items needing cleaning up. The review should be ready by July and the mapping changes could be done in July and August.

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

### **6.1 February 5, 2009**

On a motion made by Mr. Skinner and seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to approve the minutes of February 5, 2009. This motion passed by a vote of 3-0-1, with Mr. Skinner abstaining

### **6.2 March 5, 2009**

On a motion made by Mr. Skinner and seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to approve the minutes of March 5, 2009. This motion passed by a vote of 3-0-1, with Mr. Gonser abstaining

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

### **7.1 May 21, 2009**

On a motion made by Mr. Skinner, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to post the minutes of May 21, 2009. This motion passed by a vote of 4-0.

## **8. Adjournment:**

Mr. Skinner commented that the parking standards need reviewing.

The PC unanimously supports the Zoning officer's involvement in the determination of the parking requirements necessary for the Sequoia Supply project.

With no further business to discuss, the meeting adjourned at 9:08, with a motion by Mr. Tiberio and seconded by Mr. Kuhner, with a vote of 4-0

Recorder: Amy Organek