

# **Warrington Township Planning Commission Minutes for December 17, 2009 Meeting**

The regular meeting of the Warrington Township Planning Commission was held at 7:30 pm on December 17th, 2009 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Douglas E. Skinner	Chairman
Shirley Yannich	Secretary
Steven Tiberio	Member
Frank Gonser	Member
Bryan McAdam	CKS Engineers, Inc
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 the Ball/Colibraro Tracts**

#### **Lower State and Bellflower Blvd.**

#### **TMP 50-004-151-001, 50-004-103, R-3 Zoning, 5.37 Acres**

The application was represented tonight by Robert Irick of Irick, Eberhardt and Mientus, Inc. Mr. Ball and Mr. Colibraro were both in the audience. They are requesting final plan approval for their major subdivision.

The applicant stated that they will comply with the last review letter from CKS dated 11/17/09, but they are appealing the request for sidewalks along Lower State Rd. in front of the existing dwellings. If they are built to Warrington Township requirements, the retaining walls will need to be moved back 4-5 feet. The Board of Supervisors did not approve the waiver for sidewalks with the preliminary approval, but they are asking that it be reconsidered for final approval. There is access to the parcel at the corner from the cul-de-sac and this would provide a safe route to the elementary school. There is to be sidewalks on both sides of the cul-de-sac.

There was discussion on what compromises would be acceptable. There were several options presented: 1) Waive the sidewalk completely and request a fee in lieu; 2) Waive the standard for the sidewalk allowing for little to no grass area between the sidewalk and the roadway; or 3) Require that the walls be moved so a sidewalk that meets the standard can be installed. The applicant expressed concern for digging in front of the wall may cause some instability and possible damage to the wall.

The Planning Commission voted to waive the required width and grass median, but to require a sidewalk be built.

The only other item requiring discussion was the traffic calming on Bellflower requirement. These measures were going to be in lieu of a traffic study. A traffic study is still not required, but what traffic abatement measures were necessary and where they were to be located had not been determined. There has been discussion with the Central Bucks School District regarding placement of school zone, no parking, and watch children signage. When this is determined, then any further measures deemed necessary can be discussed with this applicant.

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

- They will comply with the 11/17/09 CKS review letter, including the denial of the waiver of the sidewalks, but that the standards can be waived to avoid having to move the walls. Also, some speed abatement measures will be required, but will be determined after the school district discussions.
- They will comply with the Warrington Township's Fire Marshall's letter of 11/30/09.
- They will comply with the Suburban Lighting consultant's letter of 1/27/09.
- They will comply with the 11/24/09 Bucks County Planning Commission review letter.
- They will comply with the requirements of Resolution 2009-R-63 by the Warrington Township Board of Supervisors of 11/22/09.

The vote passed 4-0

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

## **5. Old Business**

### **5.1 Discussion of Corridor Zoning Update**

This was deferred to the work session

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

### **6.1 October 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 October 15, 2009. This motion passed by a vote of 3-0-1, with Mr. Gonser abstaining.

### **6.2 November 5, 2009**

On a motion made by Mr. Skinner and seconded by Ms. Yannich, the Warrington Township Planning Commission voted to approve the minutes of November 5, 2009. This motion passed by a vote of 4-0.

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

None

## **8. Adjournment:**

With no further business to discuss, the meeting adjourned to a work session at 8:20, with a motion by Mr. Skinner and seconded by Mr. Gonser, with a vote of 4-0.

Recorder: Amy Organek