

Warrington Township Planning Commission Minutes for July 16, 2009 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. on July 16, 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	Member
Steven Tiberio	Member
Frank Gonser	Absent
Bryan McAdam	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 Discussion of the sketch plan for Wingate by Wyndham

807 Easton Rd

TMP 50-024-046 and 50-024-047, CR-O Zoning, 1.77 Acres

The application was represented tonight by the applicant, Steve Harris, Esq., attorney for the applicant. The applicant is asking the Planning commission for comment on the plan for a 4 story hotel on the parcels in question. There is to be no banquet facilities nor restaurant associated with this application.

Part of the plan is to have Roland Ave & Ivanhoe Ln vacated with the land divided in the middle to both parties bordering it.

CKS Engineering Letter of 7/1/09, all items were will comply unless addressed with additional comments

Zoning

1) Variances would be required for the following:

- 1) Use – although this use would be allowable under the new zoning.
- 2) Impervious Surface – this could be helped with a TDR purchase
- 3) Parking Buffers
- 4) Screening Buffers
- 5) Parking Setbacks

They are not planning to widen any of the roads, but they are planning on installing sidewalks and curbing.

- 2) Buildable site calculations will be provided later since this is only a sketch plan
- 3) Additional plantings would be done for buffering. The treed area may require zoning relief
- 4) They plan on a small meeting room only, no banquet facilities or large meeting rooms
- 5) They wish to include the reserve parking at the time of building.
- 6) The applicant stated that with the type of facility they are planning there is not a lot of deliveries. Deliveries would go directly through the front door.
- 7) The corners in the parking areas could be softened to allow for emergency vehicles. There may be a few parking spaces lost, but they would not fall below the number necessary.

SALDO

1&2) Roadway improvements – Easton Rd is even along this area and any widening required would be up to PENDOT. There are no plans to improve George's Ln. or Hilltop Ln., but it was suggested that the secondary access be taken off Hilltop to avoid another entrance onto Easton Rd so close to an existing entrance.

- 3) The applicant was okay with this if the township required the dedication of the legal and ultimate right-of ways and would be noted on the plans
- 4) The allowed time to open Roland & Ivanhoe by the township has passed.
- 5) They may be requesting a waiver of having no more than 12 parking spaces in a row with no break.
- 6) A PADOT Highway Occupancy Permit will be obtained and they will be consulted on the required improvements necessary.
- 7) The existing features will be shown if they are relevant and a waiver would be requested for any other items. All structures would need to be shown at the time of any hearing for the Zoning Hearing Board.
- 10) It will depend on which zoning is in effect at the time of the submission
- 11) The applicant would consider making it into one parcel

Grading, Stormwater Management/Drainage & Erosion

- 1) The inlet the applicant intended to use is 5 houses down George's Ln. CKS Engineering feels this may be too far and this issue needs to be further researched by the applicant.

The hotel is planned to have 70 rooms. The applicant has another facility similar to this site in York, PA. They have 74 parking spaces and have never had overflow. It was asked if they had considered parking underneath the building, but they could not get the setback from the road for the elevation of the building.

The Planning Commission would like to see the Architectural rendering as soon as possible in the submission.

The addition of a designated loading zone and planters to break up the runs of parking spaces was suggested.

A traffic study would be necessary and may call for more changes than originally planned, such as deceleration lanes and clearing of site lines for George's Ln.

In addition, the applicant needs to reconsider the distances from the stormwater inlets and adjust the plans accordingly.

Harold Schultz, 2152 George's Ln

Mr. Schultz asked if a light was planned for George's Ln. The response was no, but we would have to wait for the traffic study results. Mr. Schultz was very concerned regarding the access to and from George's Ln.

Mr. Lewis Knight, 807 Easton Rd

This area is no longer suitable for residential living, much too noisy and dirty.

The applicant said they would take the comments and incorporate them into their plans. They would like to poll the Board of Supervisors on their thoughts as the next step.

Ms. Yannich said they should check the Historic registry regarding this property

5. Old Business

None

6. Approval of Minutes:

6.1 May 21, 2009

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

7. Posting of Minutes:

7.1 June 18, 2009

On a motion made by Mr. Skinner, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to post the minutes of June 18, 2009. This motion passed by a vote of 4-0.

8. Adjournment:

With no further business to discuss, the meeting adjourned at 9:30, with a motion by Mr. Tiberio

and seconded by Ms Yannich, with a vote of 4-0

Recorder: Amy Organek