
Warrington Township Planning Commission Minutes for September 3, 2009 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:33 pm. on September 3rd, 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 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 Final approval for the Holbert Subdivision

**Three Lots, Stuckert Rd & Forest Glen Dr
TMP 50-027-107-001, R-2 Zoning, 3.07 Acres**

The application was represented tonight by Dean Renniker of Gilmore and Associates. The applicant is looking for final plan approval to subdivide the property into three parcels, one with the original house and two smaller parcels for future single family homes. Each of the smaller parcels will be over the required 21500 sq ft for residential parcels and will take access off of Forest Glen Dr.

CKS Engineering Letter of 5/7/09, all items are will comply and the only points remaining were fees. The applicant was reminded they must resolve all issues before going before the Board of Supervisors.

A resident asked when the two new houses were to be built and if they would be similar to the existing development. The applicant stated they did not have plans to build at this time. The architecture and schedule is still to be decided.

There is a utility easement on lot two along the property line that provides access for lot 3 (the existing house) to water and sewer services. The laterals will need to be moved to this easement

prior to the construction of the new houses. Mr. McAdam stated that CKS had approved the grading and storm water management for these improvements.

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 Holbert subdivision, TMP 50-026-107 with the following conditions:

- They will comply with the 8/18/09 CKS review letter.
- They will comply with the Warrington Township's Fire Marshall's letter of 3/23/09.
- They will comply with the 8/12/09 Bucks County Planning Commission review letter.
- They will comply with the requirements of the preliminary Board of Supervisors decision of 5/12/09

The vote passed 5-0

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

4.2 Discussion of Preliminary subdivision plan for the West Tract Ten Lots, Valley and Appaloosa Rds TMP 50-031-039, 50-031-039-002, 50-031-039-003; R-2 Zoning, 5.94 Acres

Brian Horner of Protract Engineering was representing the applicant this evening. The plan is for a 10-lot subdivision, with seven of those lots on a cul-de-sac to be constructed using the existing drive and curb cut. The other lots will take the access of Valley Rd. at an existing cut and two off Appaloosa with only one more additional curb cut needed. A vacant resident and old barn will be removed from the property. The barn is not listed with the township's historical committee. It was suggested that the materials from the barn be kept and used, possibly for signage for the development or the like

The cul-de-sac was moved over from the last submission to allow for the 30 ft buffer along the basin side of the road.

Mr. Horner has already met with Mr. McAdam and will revise the plan to meet all the requirements in the letter.

They plan to dedicate the Pitner Rd (the new road) to the township.

Concerns were made for buses and it was suggested a pad be installed back from Valley Rd. to mark a bus stop area for the children.

CKS Engineering letter 6/26/09

The major concern at this point is the stormwater issue. The basin was designed to include these parcels as well as all the land to Bristol Rd and 2/3 of Palomino Farms.

The forebay system they plan on implementing will increase the water quality and make the basin itself more efficient. They are to include suitable wetland plantings to the fore bay which

will help as the water is slowly released from the bay. They were told to consult with the EAC regarding the plantings and grant money available. All of Deer Valley water goes through its own basin, and then onto this one before it is released into the Little Neshaminy. There is no real change in area feeding into this basin.

Tim Mosser – 1723 Harness Dr S

Mr. Mosser asked if the basin size was going to be increased because of additional usage with this development. He was concerned because the last large storm we had, the basin was very full, with in two feet of overflowing. He stated this is a safety issue, not just for the road hazard if the water goes out into Valley Rd, but also a drowning issue

Ken Carmody – 1709 Palomino Dr

Mr. Carmody also expressed concern regarding the basin filling during storms and the added use with the development. He also stated that the ground water levels rise significantly in a storm. He would like to see the calculations reevaluated.

Mike Mullin – 1047 Buggy Whip Dr

Mr. Mullin was concerned with the additional impermeable surface. He had been denied a permit for a patio due to adding impermeable surface. He was also concerned with the water levels during a storm.

Gerry McIntyre – 1719 Harness Dr S

Mr. McIntyre asked if they were going to have basements. He was concerned with the blasting needed if they were to get through the rock underground

Jenine Pinto – 1049 Buggy Whip Dr

Ms. Pinto was concerned with the already present flooding issues and the effect of adding additional water to the problem.

David Weitzel – 1715 Harness Dr S

Mr. Weitzel asked who was responsible to repair any damage done during construction. It was specified that the builder would be responsible if not all precautions were taken

Rick Moran – 1724 Brahma Cir

Mr. Moran asked why the builder could not be asked to go above the standard to avoid later problems. It was responded that the Township could not require the builder to do more than what the ordinance states. The standards are set for the 100-year storm and groundwater movement cannot be predicted. Per the ordinance, surface run off must be controlled to the standard.

Mr. Plotnick asked if these flooding concerns had been reported to the township. If they are not reported, the township may not know they exist. A police presence and report are not enough to guarantee the public works department and engineers will be notified to investigate the situation.

Mr. Tiberio requested that additional topography be submitted to help with these stormwater issues.

It was suggested maybe swales could be added to help keep the water in the basin. Also, The outlet from the basin into the Little Neshaminy is to be checked for problems releasing.

Michael Socci – 1048 Buggy Whip Dr

Mr. Socci asked if the houses would be in keeping with the surrounding development. The architecture of the houses is not set yet, but they would be similar in size as the surrounding area.

It was stated that there are no architectural standards for residential properties in Warrington.

The lots will average 22,000 square feet.

The procedure for an application was review for the audience so they were aware there would be other hearings for them to keep track of the progress and voice their opinions and concerns.

Bucks County Planning Commission letter of June 8, 2009 was will comply.

The Open space and Traffic study requirements and the fee in lieu of options were briefly reviewed for the audience. In addition, the residents were assured of the construction hours and silt fencing requirements would be enforced.

4.3 Discussion of concept for Minascalco Tract

Gas Station & Convenience Store, Count Line and Lower State Rds TMP 50-004-113; C-1 Zoning, 2.33 Acres

The applicants represented themselves this evening. This was a pre-sketch for a gas station with 6 pumps and a 6200 sq ft store at the corner of Lower State and County Line Rd. The plans show a full access entrance on Lower State Rd and a right in; right out. only off County Line Rd.

Concern was expressed from the setback constraints due to the size of the property.

There is a 12ft slope on this property from the top of the hill to the intersection. The improvements planned for County Line Rd by PENDOT include plans to lower the crest of the hill by 6 ft. which will help the site lines for this property. It is also planned that there will be 3 lanes all the way to Lower State Rd from Kulp Rd.

They plan to have the storm water management underground

The access onto Lower State Rd would ideally be farther from the intersection.

It was asked that they keep in mind this is part of the Eureka Village area and that there are going to be architectural and design requirements to be in keeping with the village feel the township is trying to develop. These requirements would also carry over to the signage for the business.

Ms. Yannich asked that they keep cross easements in mind.

The applicant was asked to bring in architectural designs as soon as possible for review by the Planning Commission.

5. Old Business

5.1 Easton Rd Corridor Zoning Update

The Bucks County Planning Commission responded with their comments regarding the Corridor Zoning update. Their major concerns were the standardization of the bulk standards over the three new districts. One of our goals was to avoid burdening the Zoning Hearing Board, but by leaving the standards as written in the new zoning, there would be more properties looking for zoning relief. This would be due to the fact that the parcels would have to be consolidated to be used and the developer may not be able to acquire the additional parcels to meet the space requirements. Also, this revision would leave a large number of nonconforming existing properties.

Parking update

It would be desirable to be able to lower the amount of required parking with documented historical evidence of use as well as documentation of parking needs. Also, it was suggested that the ratios need to be reevaluated and the maximums listed as well as or rather that the minimums

5.2 Goals and Objectives for 2010

There was a consensus that these goals were not related to the planning commission's responsibilities. These are geared more towards the Board of Supervisors responsibilities.

6. Approval of Minutes:

6.1 June 18, 2009

On a motion made by Mr. Skinner and seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to approve the minutes of June 18, 2009. This motion passed by a vote of 5-0.

7. Posting of Minutes:

7.1 July 16, 2009

On a motion made by Mr. Skinner, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to post the minutes of July 16, 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 11:00, with a motion by Ms. Yannich and seconded by Mr. Kuhner, with a vote of 5-0

Recorder: Amy Organek