

# Warrington Township Planning Commission

## Minutes for March 16, 2017 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. March 16, 2017 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Richard Rycharski	Chair
Ben Redd	Excused - Vice Chair
Vince Evans	Secretary
Ted Cicci	Member
Bill Connolly	Member
Fred Gaines	Member
Brian Shapiro	Member
Roy Rieder, P.E.	Planning and Zoning
Cindy VanHise, P.E.	CKS Engineers, Inc.
Terry W. Clemons, Esq.	Clemons Richter & Reiss, P.C.

### Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

### Public Comment - None

#### 1. Approval of Minutes

##### a. February 2, 2017

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of February 2, 2017. This motion passed with a vote of 6-0.

Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes
Mr. Gaines – yes	Mr. Rycharski – yes	Mr. Shapiro – yes

#### 2. Posting of Minutes

##### a. March 2, 2017

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to post the minutes of March 2, 2017 with the correction to the notation of the chapter that was tabled (should be 8 not 6). This motion passed with a vote of 6-0

Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes
Mr. Gaines – yes	Mr. Rycharski – yes	Mr. Shapiro – yes

#### 3. Old Business - None

#### 4. New Business (done prior to Old Business)

##### a. Review and comment on the Murphy Tract Sketch Plan 2934 Bristol Rd, TMP 50-026-002

This was withdrawn from this evening's agenda.

##### b. Review and comment on the Nolan Sketch Plan 1800 Street Rd, TMP 502-035-025

Bill Nolan (principal of Nolan Capital) and Mr. Steve Harris, Esq. were present this evening for this application. Mr. Harris reviewed the proposal and location for this application. The plan is to demolish the current building and build a new mini storage building in its place. Mr. Harris also stated that they realized that the parcel is Zoned PRD and the current use (office space is a non-conforming use. They realized they will be required to go before the Zoning Hearing Board to use the parcel as another nonconforming use.

Mr. Nolan reviewed the company's history and past projects locally and nationwide. Both climate controlled and non-climate controlled facilities will be available. They offer resident managers and Mr. Nolan reviewed the company's security measures. They have restricted access and to the site for renters or employees only.

The applicant has contacted and met with the board of Hampton Greene and they plan on working with the development to make this a project that will work for everyone.

Their traffic study showed that there were approximately 31 trips generated per day, a negligible amount for this location. No traffic will be entering or exiting from/to Costner Dr.

Adam Supplee, landscape architect and planner from Alta planning and design for the project reviewed the site plans for the project, starting with what currently exists. They will be meeting the township's replacement requirements for trees that will be removed. Also, they plan on exceeding the screening requirements along the back side bordering the development with the residents so that it will be acceptable to all parties.

All units are accessed from the interior drives; no garage doors will be visible from off site.

They wanted to know the Planning Commission thoughts on removing the accesses onto Costner Dr. It was suggested by the Planning Commission that they could put a softer façade towards Costner Dr. and Hampton Green to try to avoid the "big box" feel for the project.

There was discussion regarding the non-conforming use status of the property.

There was a discussion regarding the installation of the sidewalk and curbing along Street Rd. Some of the curbing issue will be at PADOT's discretion. It was stated that the sidewalk will be directly over the water line. The Planning Commission would want sidewalks and curbing.

Adria Mednitsky, 24 Basswood Ct & Board of Directors/Hampton Greene

The Board met with Mr. Nolan yesterday. A majority of the residents do not have any idea of this project. She stated that there was not traffic impact from the insurance company. They are concerned to have the access off Costner Dr. They are hoping against the entrance from Costner

Mike Kelly, 135 Muirfield Ln.

Can businesses be run from storage facilities? Mr. Nolan stated that they cannot run a business out of this facility. They may not run a store or sleep in the units.

Their office hours are 9am-6pm Monday – Friday and 9am-5pm Saturday; Gate access is allowed 7am-9pm, 7days a week for customers.

There is a proposed underground storm water management facility.

Carol Baker, 863 Euclid Ave

Are there going to be many big trucks? Historically they are double axel vehicles and not tractor trailer vehicles.

**c. Review and, if appropriate, make recommendations on Conditional Use Application 16-05-CU for Sunlit Farms (Geerling Tract), 3091 Street Rd, TMP 50-004-150**

Mr. Richard McBride was present this evening for this application. This use is permitted as a conditional use. This is for 49 lots and preserves the original house. This is the conditional use plan only at this point.

There are two planning items Mr. McBride wished to discuss with the Planning Commission for this plan.

1. If there would be development on the Colibraro property, the cul-de-sac at the top corner of the site could be opened through to the other development to promote access. The property owners would be advised of this at the time of purchase and the plan would be developed accordingly.

2. Is it necessary to provide a second means of ingress and egress?

Mike Kelly, 135 Muirfield Ln

There is not builder involved at this point until there is a plan approved. How many TDRs are still available at this point? This is not a Cutler project.

Seth Gansman, 903 Bently Ct.

What control do we have regarding the preservation of open space for the township? Owners can do with their land as they wish within the parameters of building codes and township ordinances. The Planning Commission can only determine if the planning code was adhered to.

Ken Rose, 3172 Street Rd.

What is the proposed lot size? Just for information at this point.

15,000 sq. ft. is the minimum per the standard. Warrington Glen and Warrington Meadows are similar in lot size and build under the same code.

On a motion made by Mr. Connolly, seconded by Mr. Cicci, the Warrington Township Planning Commission voted recommend approval for the conditional use application for Sunlit Farms (Geerlings Tract) 3091 Street Rd, TMP 50-004-150 with the following conditions:

- Base line starting point for the allowed number of lots must be calculated based on the gross buildable site area divided by the RA zoning district 3 acre minimum lot size requirement. If the applicant wishes to build 49 units, they will need to produce TDRs for the difference.
- The applicant must provide two additional means of right of way for potential future roadway extensions to site property lines.
- The applicant must continue the discussion with the Legacy Oaks development
- The applicant will try to provide an emergency access point off of Street Road.

This motion passed with a vote of 6-0

Mr. Cicci – yes

Mr. Conolly - yes

Mr. Evans – yes

Mr. Gaines – yes

Mr. Rycharski – yes

Mr. Shapiro – yes

Seth Gansman, 903 Bently Ct.

Can residents get a list of what TDRs are available and how the expended ones were used?

The confusion lies in the multiple methods of computation to determine TDRs. Mr. Rieder would be the best resource for what is still available.

**d. Review and, if appropriate, make recommendations concerning the proposed Zoning Ordinance Amendments and Zoning map changes regarding commercial and consumer service uses.**

Mr. Clemons, Esq. reviewed the “Big Box” store ordinance and its proposed changes.

John Pileggi, 3494 Limekiln

Questioned the status of a large building (35,000+ sq ft building) after 3 years of being vacant per this proposed ordinance revision.

Suggested revisions:

- Section 2.1.A: change ‘structure’ to ‘structure/use’.
- Section 2.1.C: change 7,500 square feet to 20,000 square feet
- Delete Section 2.1.C.6.1
- Delete Section 2.1.C.8

Mr. Conolly made a motion to recommend to the Warrington Township Board of Supervisors adoption of the draft ordinance for the “Big Box” stores with the suggested revision. Mr. Cicci seconded. This motion passed with a vote of 6-0

Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes
Mr. Gaines – yes	Mr. Rycharski – yes	Mr. Shapiro – yes

**5. Comprehensive Plan**

**a. Continued discussion of the draft Comprehensive Plan chapters submitted by the Bucks County Planning Commission**

More review of the transportation section is required prior to review by the Planning Commission.

**6. Subcommittee Reports – none**

**7. Additional Business - none**

**Next Meeting** – April 6, 2017

**Adjournment** – 10:00 pm

Recorder: Amy Organek