

Warrington Township Planning Commission

Minutes for December 7th 2017 Meeting

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

Richard Rycharski	Chair
Ben Redd	Vice Chair
Vince Evans	Secretary
Ted Cicci	Member
Bill Connolly	Member
Fred Gaines	Member
Shawn McGuigan	Member- Excused
Roy Rieder, P.E.	Planning and Zoning
Cindy Vanhise, P.E.	CKS Engineers

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

Public Comment - None

1. Approval of Minutes

a. November 2, 2017

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

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

2. Posting of Minutes

a. November 16th, 2017

On a motion made by Mr. Cicci, seconded by Mr. Redd, the Warrington Township Planning Commission voted to post the minutes of November 16th, 2017. This motion passed with a vote of 6-0.

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

3. Old Business - none

4. New Business

a. Review and, if appropriate, make recommendations regarding a property amendment to the PI-2 Zoning District.

Discussed the township renting out 3400 Pickertown road to a private school for children with learning disabilities and allowing emergency service facilities in this district.

On a motion made by Mr. Connolly to make a recommendation to the Board of Supervisors that the ordinance be adopted, provided that the attorney can make the necessary changes to conform to the recommendations that the Bucks County Planning Commission made, seconded by Mr. Cicci.

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

b. Review and comment on a sketch plan for Chick-fil-A, 160 Easton Road.

Mr. Justin Thornton, Maser consulting, presented the board with potential renovations to the existing Chick-Fil-A building. The sketch plan proposed updating /remodeling the kitchen, including a building addition and adding a second drive-through lane and relocating the ordering station. The plan also proposed adding free standing canopies in the drive through lane and at the pickup window. No increase in patron seating is proposed.

Following a recommendation from CKS Engineers, the applicant agrees to relocate the location of the existing accessible parking stalls.

Mr. Thornton requested a waiver to supply an environmental impact statement. The Board informed Mr. Thornton that it is a zoning ordinance. Also, a waiver was requested to supply a drawing for existing utilities and buildings within 400 feet of the site. The board supported a waiver of that request.

Mr. Thornton stated that a traffic study was completed and it will be submitted with the land development plans. He further stated that approximately 400 square feet of impervious surface is proposed.

The Board recommended changing the architecture for the canopy and aligning it more with existing buildings on Easton road and to be in conformance with the Corridor Overlay District requirements.

c. Review, and if appropriate, make recommendations regarding the Wright Partners subdivision and land development application at 500 Easton Road (NTB/AutoZone)

Mr. William Benner updated the board that Wright Partners met with the Board of Supervisors, submitted an application to the Zoning Hearing Board in October for variance relief and now they are submitting an application for subdivision and land development.

Mr. Benner also stated that his client was not asking for a motion to recommend approval at this time but would appear before the commission again at a future date. He stated that the purpose of this meeting was to go over planning issues that CKS Engineers listed in their review.

Sam Renauro, project engineer, discussed modifications and improvements based off of the review letter from CKS Engineers. Mr. Renauro informed the commission that a traffic engineer will be present at the next meeting to answer any questions that they may have.

The commission questioned the interconnecting obligations with Chickie and Pete’s and the depressed curb. Mr. Rountree agreed to pave the area.

Mr. Renauro stated that the plans did not depict the full landscaping that they are proposing along the property line with Penns Woods Condominium Association.

Mr. Renauro further stated that they will officially vacate Garden Avenue. Access to Route 611 was discussed and the commission stated that they did not think that just a left turn sign restriction for peak weekdays was sufficient.

The building concept plans were discussed and the commission stated that they generally supported the plans as they appeared to conform to the Corridor Overlay requirements. Mr. Renauro stated that the applicant worked hard to meet the requirements.

Theresa McDonald, 3014 Creekside Court, asked why during the Zoning Hearing Board one of the variances was denied. Mr. Rountree informed the board there was a requested variance for relief for requiring 10 feet from the building and drive aisles and 10 feet between building and parking that the Zoning Hearing Board had denied. They were able to modify the parking and sidewalks to comply with the 10-foot setbacks.

d. Review a Sewage Facilities Planning Module for Perry Farm at Warrington (Geerling)

On a motion made by Mr. Redd, seconded by Mr. Cicci, the Warrington Township Planning Commission voted to approve the Sewage Facilities Planning Module for Perry Farm at Warrington.

Mr. Conolly - no	Mr. Evans – yes	Mr. Redd-yes
Mr. Rycharski – yes	Mr. Shapiro - yes	Mr. Gaines-yes

5. Subcommittee Reports – none

6. Additional Business -

The commission recognized Mr. Redd and thanked him for his years of service as he is resigning from the commission at the end of the year.

Next Meeting – January 4th, 2018

Adjournment – 8:30 pm

Recorder: Leah Brown