

Warrington Township Planning Commission

Minutes for September 20, 2018 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. September 20, 2018 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Richard Rycharski	Excused - Chair	Bob Watts	Excused - Member
Bill Connolly	Vice Chair	Fred Gaines	Excused - Alternate
Vince Evans	Secretary		
Ted Cicci	Member	Roy Rieder, P.E.	Planning & Zoning
Herb Rubenstein	Member	Cindy Vanhise, P.E.	CKS Engineers
Shawn McGuigan	Member		

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance.

Public Comment – none

1. Approval of Minutes

a. August 16, 2018

On a motion made by Mr. Cicci, seconded by Mr. McGuigan, the Warrington Township Planning Commission voted to approve the minutes of August 16, 2018. This motion passed with a vote of 5-0.

Mr. Cicci - yes **Mr. Connolly - yes** **Mr. Evans – yes**
Mr. McGuigan – yes **Mr. Rubenstein - yes**

2. Posting of Minutes

a. September 6, 2018

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to post the minutes of September 6, 2018. This motion passed with a vote of 5-0.

Mr. Cicci - yes **Mr. Connolly - yes** **Mr. Evans – yes**
Mr. McGuigan – yes **Mr. Rubenstein - yes**

3. Old Business – None

4. New Business

a. Review and, if appropriate, make recommendations for a proposed land development to construct a self-storage facility at 2071 County Line Rd, TMP 50-031-028-003.

Mr. Steve Harris was present this evening for this project, with the engineer, Justin Geonotti.

Mr. Harris reviewed the items from the CKS letter and all were will comply or were resolved to the satisfaction of Ms. VanHise.

Waiver requests

- Requesting a waiver of curbing along County Line Rd due to the road being widened in the near future by PennDOT
- Requesting a waiver from the minimum 5 ft. from property line grading setback requirement along County Line Road adjacent to the parking area due to the lack of space
- Requesting a waiver from the 3ft cover requirement for the storm sewer piping in the area where they are using existing storm sewer system previously approved by Twp. Any new piping installed will meet the requirements
- They are requesting a waiver from the softening buffer requirements around the perimeter off-street parking areas
- Requesting a waiver from the requirement to submit an environmental impact report due to redeveloping the land rather than developing.
- Requesting a waiver to permit Preliminary & Final submissions rather than separate submissions

Mr. Rubenstein made a motion to recommend to the Warrington Township Board of Supervisors preliminary and final approval for the proposed storage facility Site Plan at 2071 County Line Rd. contingent on the compliance with the review letters from CKS Engineers dated 9/14/18, the Bucks County Planning Commission, the Zoning Hearing Board Decision dated 7/23/18 and to the satisfaction and approval of the township engineer. They also recommended granting the six requested waivers. Mr. Cicci seconded. The motion passed 5-0.

Mr. Cicci - yes

Mr. Connolly - yes

Mr. Evans – yes

Mr. McGuigan – yes

Mr. Rubenstein - yes

5. Subcommittee Reports - none

6. Additional Business - none

Next Meeting – October 4, 2018

Adjournment – 7:45pm

Recorder: Amy Organek