

Warrington Township Planning Commission

Minutes for March 21, 2019 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. March 21, 2019 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Richard Rycharski	Chair	Bob Watts	Member
Bill Connolly	Vice Chair	Shirley Yannich	Alternate (non voting)
Vince Evans	Secretary		
Ted Cicci	Member	Roy Rieder, P.E.	Planning & Zoning
Herb Rubenstein	Member	Cindy VanHise, P.E.	CKS Engineers
Shawn McGuigan	Excused - Member		

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance.

Public Comment – none

1. Approval of Minutes

a. February 7, 2019

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of February 7, 2019. This motion passed with a vote of 6-0.

2. Posting of Minutes

a. March 7, 2019

On a motion made by Mr. Watts, seconded by Mr. Cicci, the Warrington Township Planning Commission voted to post the minutes of March 7, 2019. This motion passed with a vote of 6-0.

3. Old Business - none

4. New Business

a. Review and make recommendations concerning a proposed Conditional Use application for a Conservation Residential Development in the RA district and proposed Preliminary subdivision application for Grove Valley Farm (Pileggi Tract) located on Limekiln Pike.

Ed Murphy and Chris Jensen (project engineer) were present this evening for this application. It was decided to forego the project history since everyone has been made aware of the project through the sketch plan application. Mr. Murphy proceeded to review the items requiring discussion and waiver requests in the Preliminary land development application.

There was discussion on the existing tree location survey and tree replacement requirement if it would apply. They may not be removing enough trees to require replacement trees, but they will coordinate with CKS for this final determination.

There was a discussion on the waivers noted to be requested and additional waivers required. Some of the items discussed were:

- A request for a waiver for widening of Limekiln pike for the small length of frontage on that road.
- Request for a partial waiver of sidewalk along interior roads. These are proposed to be private roads and, in several locations where there are no houses, the applicant is requesting to not install sidewalks to avoid the additional impervious surfaces and removal of trees. Also, buffering in those areas will improve as a result of this waiver. The Planning Commission requested additional supporting information on the existing trees in these areas that may be able to remain if the sidewalk is not installed.
- Request for a waiver of sidewalk along Limekiln Pike. The Planning Commission would support a deferral, but not waiver, of sidewalk along Limekiln Pike.
- There was discussion on waivers required for the storm sewer design, including pipe material, pipe size and pipe cover. Use of elliptical pipe may eliminate the need for some waivers, and once additional storm sewer design information is provided, the additional waiver requests will be discussed.

There was discussion on what results were expected from this meeting. The Planning Commission determined that the preliminary subdivision application was missing essential items needed to make any recommendation. Mr. Murphy stated that the applicant would submit a letter extending the 90-day review period in order to allow the engineer to supply the missing elements and give the township engineer sufficient time to review before returning to the Planning Commission for a recommendation.

Mr. Murphy then discussed the review letter for the conditional use. Since the applicant is proposing private roads through the development, there was extended discussion concerning how public access to the conservation area would be possible as well as allowable future development of the conservation area if owned fee simple by the township.

Larry Dugan, JP Orleans (developer for the application)

Mr. Dugan addressed the access to the conservation area for maintenance and potential future use. Permission for the township to use the private streets for access could be written into the Homeowners' Agreement. There could also be allowances to provide for a change in the use of the open space by the township and access for use of that space for maintenance. He requested that the Board of Supervisors make a determination regarding ownership of the roadways and conservation area.

Ms. Yannich inquired if there was enough permitted impervious surface area to allot the homeowners to add a shed/pool/patio/deck if they choose. Mr. Jensen specified that they had worked with the builder to ensure there would be a sufficient amount of area for owners to add such amenities while still complying with the zoning ordinance.

The function and details of the rain garden was discussed, including the drainage area rain the garden was designed to handle.

The design of the forebay and basin on either side of the boulevard entrance was discussed. The Planning Commission had safety concerns due to the proposed depths and height of the retaining wall proposed. The Planning Commission suggested a safety ledge be incorporated into the design.

If conditional use is granted, the maximum number of lots would be 39. This number could lower depending on the final layout, but it could not increase beyond 39.

There was discussion that a plan for just the conditional use application was not submitted; rather the required information is spread over the preliminary plan documentation. Therefore, it is difficult to evaluate the required information in regards to the base and bonus density requirements along with the development and conservation areas.

John Pileggi, 3494 Limekiln Pk (applicant)

Mr. Pileggi stated that this project has been discussed numerous times with the Planning Commission and the Board of Supervisors. The placement of the development and the creation of the plan has been based on the conversations from those meetings and the requests of the township. 98% of the forested area will be remaining.

Mr. Connolly made a motion to recommend to the Warrington Township Board of Supervisors conditional use approval for a Conservation Residential Development in the RA district for the Grove Valley Farm with the following conditions:

- A single plan sheet of plans showing all the requirements for the conditional use is to be submitted to the Township and Township Engineer for review prior to the appearance before the Board of Supervisors for the Conditional Use Hearing.
- The understanding that 39 lots are not being guaranteed; the number of lots are set as part of the subdivision plan approval

Mr. Rubenstein seconded, and the motion passed 6-0.

Mr. Connolly made a motion to table the preliminary approval for a Conservation Residential Development in the RA district for the Grove Valley Farm until the revisions requested can be incorporated and the submission made complete. Mr. Cicci seconded and the motion passed 6-0.

6. Additional Business

a. Zoning/SALDO Revision Committee

The second draft of all the definitions have been distributed electronically and comments are being compiled.

There was discussion on setting maximum building coverage and impervious surface coverage. There are places where they are unrealistic. Clarifying what is possible before the properties are sold will help make fewer applications to the Zoning Hearing Board.

It was suggested that the Township fee schedule in regards to Subdivision and Land Development Applications be reviewed to make sure the township is getting all the fees due to the township.

5. Subcommittee Reports

a. Discussion of bylaws

The bylaws do not appear to have been amended or reviewed since 2013. Standards for establishing a quorum was the last item revised. Language regarding the alternate member position and the meeting starting time needs to be added. Mr. Rieder commented that we should consider removing the posting of the minutes as an unnecessary and time consuming step.

Mr. Rycharski requested the members review their files to see if there is a newer version and it will be added to a future agenda.

Next Meeting – April 4, 2019

Adjournment – 9:40 pm

Recorder: Amy Organek