

# Warrington Township Planning Commission

## Minutes for October 31, 2019 Meeting

### 1. Approval of Minutes

a. September 19, 2019: On a motion made by Mr. Cicci, seconded by Mr. Watts, the Warrington Township Planning Commission voted to approve the minutes of October 3, 2019. This motion passed with a vote of 6-0.

### 2. Old Business - none

### 3. New Business

a. **Review and make recommendations on a revised site plan for the demolition and reconstruction of the existing WaWa at Easton Road and Maple Avenue.**

Julie Von Spreckelson, Esq., represented the applicant along with Vincent Kelly from Maser Consulting. Ms. Von Spreckelson provided the history of the applications and discussed how the plan had been revised to comply with the direction of the Planning Commission. After previously presenting the plan to the Planning Commission, the applicant presented it to the Board of Supervisors and then to the Zoning Hearing Board. The Zoning Hearing Board denied relief on three points with a vote of 3-2. Subsequently, the applicant has appealed to the Court of Common Pleas, and is attempting to negotiate a settlement of the zoning issues with the hope of avoiding litigation. The Board of Supervisors wishes to have further input from the Planning Commission.

There was a good deal of discussion regarding the ability of the Board of Supervisors to enter into a settlement of a zoning issue. Ms. Von Spreckelson and Mr. Rubenstein explained the procedure permitted under the Municipalities Planning Code.

A question arose during the discussion concerning the exact location of the centerline and required ultimate right-of-way line of Easton Road. The applicant's engineer will confirm the location. Both Mr. Kelly and Ms. Von Spreckelson stated that the plan can be revised to accommodate the centerline and required ultimate right-of-way line with no further variances required. Additionally, the applicant's engineer stated that the sketch plan will be revised to comply with the zoning requirement of a 14 ft. wide loading zone, as the plan currently has a 12 ft. wide loading zone. Ms. Von Spreckelson stated that no additional variance would be need.

Mr. Rubenstein made a motion, seconded by Mr. Watts, that the Planning Commission supports the plan with the provision that the requirements of the Board of Supervisors are met and that all plan discrepancies be resolved and that this is not a pre-approval of a Conditional Use or Land Development Plan. The motion passed 5-1.

Mr. Rycharski: yes    Mr. Connolly: no  
Mr. Cicci: yes        Mr. Watts: yes  
Mr. Rubenstein: yes    Ms. Yannich: yes

b. **Review and make recommendations on a proposed façade at the former Genuardi's/Giant grocery store at Creekview Plaza for compliance with the architectural requirements of the Corridor Overlay District.**

Robert W. Gundlach, Esq., represented the applicant along with Steven Lynch, and Michael Rempel, the architect for the project. A color rendering of the proposed façade for the former Genuardi's was presented. The Planning Commission objected to the color scheme and the lack

of sloping faces on the front of the building. The Planning Commission stated that the two sides and the rear of the building were satisfactory as they currently exist with red brick and comply with the Corridor Overlay requirements and that the applicant needs to find a means to tie the proposed front building façade in with the rest of the building.

The applicant asked if it would be possible to return at the next meeting on November 7 with a revised sketch. The Planning Commission agreed.

#### **4. Subcommittee Business**

##### **a. Zoning/SALDO Revision Committee**

Mr. Connolly gave a brief update and mentioned that there has been a suggestion that the portion of the St. John Neumann Cemetery being sold by the Archdiocese of Philadelphia be zoned for age-restricted housing.

#### **5. Additional Business**

**Next Meeting** – November 7, 2019

**Adjournment** – 9:00pm

Recorder: Roy Rieder