



Minutes
WARRINGTON TOWNSHIP PLANNING COMMISSION
July 20, 2023 – 7:00 P.M.

Richard Rycharski	Chairman	Present
William Connolly	Vice-Chairman	Present
Vince Evans	Secretary	Present
Ted Cicci	Member	Present
Fred Gaines	Member	Present
Bob Watts	Member	Present
Herb Rubenstein	Member	Present
Darshan Patel	Alternate	Present
Mary Stover, P.E.	Township Engineer, CKS	
Chad Dixon	Township Traffic Engineer, McMahon	
Doreen Curtin	Zoning Officer	
Kimberly Albright	Assistant Zoning Officer	
Christian Jones	Township Assistant Manager	

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

AGENDA ITEMS

1. Approval of Minutes

- a. May 4, 2023
 - i. Mr. Ted Cicci made the motion to approve the minutes, motion was seconded by Mr. Bob Watts. Motion carried unanimously.

2. Old Business

- a. Review and, if appropriate, make recommendations for a conditional use approval for a car wash at 529 & 541 Easton Road in the BZ zoning district.

For the Applicant:

Mr. Mike McGinnis – Attorney

Trevor Sperry – On Behalf of Applicant

AJ (last name?) – Traffic Engineer

Steven Michalczyk – Engineer with Pennoni

Mr. McGinnis noted the Applicant seeks a recommendation by the Planning Commission (PC) for a Conditional Use approval that would facilitate the construction of a Tommy's Express Car Wash at the subject property located at 529-541 Easton Road. Applicant is the Equitable owner of the two underlying parcels TMP # 50-032-045 and 50-032-046.

Mr. McGinnis noted the Applicant appeared before the PC in November 2022. The plan presented was a slightly modified version the prior plan.

1. Feedback taken into consideration was to include materials for design of the car wash, using the police station as a model as recommended by the PC.
2. A modified version showing a right in right out only onto Route 611.
3. To address concerns regarding queuing and stacking out onto a major roadway they modified the plan from a three-lane design to a four-lane design in terms of the pay lanes.

Mr. Michalczyk gave a brief summary of the existing and proposed conditions of the site. Mr. Connolly asked about storm water flow, and how it would flow to the creek. Mr. Connolly voiced concerns over the Applicant's need to cross someone else's property. A lengthy discussion ensued regarding how they would manage storm water discharge. The PC noted that there appeared to be multiple easements for which legal Right of Way would need to be obtained. The PC voiced concerns for the Applicant's ability to obtain the necessary easement agreements.

Mr. McGinnis acknowledged that a fully developed plan would be necessary for Land Development, including reviews by the Township Engineer and Solicitor, but they were hoping to get at least Conditional Use approval prior to engineering a full-blown plan. The Applicant, recognizing the concerns of the PC, felt those concerns could be managed through the Land Development process.

Mr. Rycharski questioned how the facility would deal with the bottle neck of traffic. The bottle neck on the way in is one, but the bottle neck on the way out trying to get to the vacuum station is just as onerous. How do you deal with the number of cars you can pump thru the front door relative to the ones that might be backing up at the back door.

Trevor Sperry noted from his experience, that 1 out of 5 cars would stop and vacuum and the remaining would exit. He did not view this as an operational or traffic movement issue.

A lengthy discussion ensued regarding the how the car wash handled the backup of vehicles.

AJ - Traffic Engineer with Pennoni

AJ gave a brief summary of the existing and proposed conditions. He presented a traffic study for the project, the study included the intersection of Easton Road and Street Road, Easton Road and Maple Avenue, and two proposed driveways on Easton Road and Street Road.

The data collected was from traffic counts in November 2022, Countyline Road was in full closure. The data collected for the traffic study was considerably high and the results showed more conservative numbers than the typical traffic during the peak ours. The traffic study was done during p.m. peak hours and Saturday. The Saturday mid-day peak hours were the higher of the two. The results were more driven for the Saturday numbers.

The ITE Trip Generation Manual 11th edition was used, based on the manual, the sight was estimated to generate 78 trips, 39 enter 39 exit during typical weekday p.m. peak hours, and 138 trips, 69 enter 69 exit during the Saturday mid-day peak hours. The study was completed and based on the results; the project was projected to satisfy PennDOT 10 second delay threshold.

Mr. Rycharski asked about the time of day the Saturday count was done, and did they notice the back up of traffic that's usual on a Saturday from the intersection at Street Road and Route 611 all the way down to Lowes?

A lengthy discussion ensued regarding the traffic study that was done, and the number of cars Tommy's can process in a typical day. The PC had great concern regarding the traffic study presented, and felt it was not adequate. Bill Connolly stated his concern that what was being presented was not representative. The Board had concerns regarding queuing and stacking onto Route 611.

Fred Gaines noted that the ITE counts would not provide site specific data and requested the Applicant provide more relevant data as it pertained to the site. Mr. Gains acknowledged that the business model may provide for expedient processing of cars, however the PC needs to see site specific data.

Mr. McGinnis approached the PC and requested to table the Conditional Use presentation for this evening, for AJ to inject actual verified data into the report, and work with Chad to get some alignment or consensus regarding where use is in line with the ITE.

Mr. Rycharski commented that he likes their plan and the concept, but our only major concern is traffic.

Mr. McGinnis requested a continuance in order to provide the additional data for which the PC requested.

Mr. Rycharski noted both the Township Engineer and Traffic Engineers are present, so you can take this under advisement to work out the details, so we have a higher comfort level, so perhaps we can move forward much easier.

Mr. Connolly requested they be better prepared to discuss the Street Road ingress, egress which is full-service left in left out, and the right in right out. Mr. Connolly stated concerns with the entrance from Street Road and traffic conflicts. A short discussion ensued regarding the ingress egress from Street Road.

Mr. Rycharski noted on behalf of the Applicant, item will be tabled until further submission.

Mr. Bill Connolly made a motion to table the matter, Mr. Fred Gaines seconded the motion. The motion was approved 7-0.

3. New Business

Review and provide recommendations to the Board of Supervisors for the proposed Amendment for the Zoning Ordinance concerning Air Conditioner and Generator regulations.

Mr. Connolly noted when the new Zoning Ordinance was done, limitations were put on both generators and air conditioner condensers prohibiting them from being in the side yards. The limitations were done on generators still make sense, but the condensers are not nearly as offensive as generators. The change gives the condensers relief but holds to what we have had which has proven workable for the generators.

Mr. Connolly made the motion to recommend the amendment to the ordinance to the Board of Supervisors. Mr. Rubenstein seconded the motion and the motion carried unanimously.

b. Discussion concerning short notice meeting attendance cancellation by applicants.

A discussion ensued Fred Gaines suggested that there be something to say that if they don't get it in by some period it should be postponed for two weeks.

Mr. Connolly noted Applicants request for postponement of the schedule date must come in at least three days in advance, so the public has adequate notice of postponement. If the Applicant calls the morning of the same day, or doesn't show up, the application is dismissed without prejudice for failure to prosecute. The Applicant must apply again and pay the fee.

Christian Jones asked Mr. Connolly if he was talking about hearings or Planning Commission where they come before the Planning Commission looking for recommendations? Mr. Connolly noted he would apply it to both meetings.

4. Subcommittee Reports

- a. None

5. Additional Business

- a. Discuss short term priority action items checklist from 2018 Comprehensive Plan

Discussion ensued over changes to be made during the next round of Zoning Amendments. Topics included truck terminals in the PI Zones, rezoning the golf course parcel etc.

6. Next Meeting

August 17, 2023

Meeting Adjourned – 9:44pm