



WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR JANUARY 6, 2015

The regular meeting of the Warrington Township Planning Department was held on January 6, 2015, 7:00 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

ATTENDANCE:

Present: Gerald Anderson, Board of Supervisors Member, Marianne Achenbach, Board of Supervisors Member, Fred Gaines, Warrington Township Planning Commission, Timothy J. Tieperman, Township Manager, and Lee Greenberg, Director of Codes, Inspections, and Emergency Services. Staff members present were William H.R. Casey, Esq., Township Solicitor; Thomas A. Gockowski P.E., Township Engineer, and Roy W. Rieder, P.E., Director of Planning and Special Projects.

Absent: None.

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE

The meeting opened at 7:00 PM with a moment of silence and a pledge to the flag.

AGENDA ITEMS:

1. Approval of Minutes

Mr. Anderson asked if there were any corrections to the minutes of November 18, 2014. The minutes were approved unanimously.

2. Sketch/Concept Plans

There were no Sketch/Concept Plans to review.

3. Preliminary Plan – Padilla Lot Line Change

Robert W. Gundlach, Jr., Esq., appeared representing the applicant. The Padilla lot line change involves the transfer of 4,560 sf of land from the Padilla tract to Highgrove Manor. This transfer will facilitate access to the rear of the existing office building from Anderson Way. The application has been forwarded to the Bucks County Planning Commission for review. Since Highgrove Manor has already received preliminary approval from the Board of Supervisors, and since the land transfer is shown on the approved plan, there was unanimous consent to forward the lot line change to the Board of Supervisors for approval.

4. Zoning Activities Report

Mr. Greenberg reported that the Zoning Hearing Board had considered applications and granted variances for three properties in December. Two applications, Wells (3772 Blackstone Drive) and Walls (29 Kulp Road East) were for dimensional variances. The third application, Lizzi (509 Easton Road), will enable the construction of a pole barn near, but not within, the flood plain of the Little Neshaminy Creek. This will benefit the township by enabling a large amount of cleanup to be done on that property.

5. Upcoming Zoning Hearings

Upcoming applications in January include a special exception for an accessory apartment at 410 Winding Way (Rashevsky) and a variance for the Shoppes at Valley Square to construct a large digital sign on Easton Road.

6. Other Business Items – Zoning Text Amendment

The Planning Department reviewed the proposed zoning ordinance text amendment that would allow a multi-family residential use in the C-2 Zoning District. Mr. Anderson asked if there were any questions or comments on the proposed amendment. Hearing no questions or comments, the Department unanimously recommended that the amendment be forwarded to the Board of Supervisors for their consideration.

7. Waiver Requests

There were no waiver requests.

8. Conditional Use Applications – RHH Properties

Robert W. Gundlach, Jr., Esq., appeared representing the applicant, Richard Held. Discussion centered on the Traffic Impact Statement that the applicant had recently submitted. The study concluded that the 43 units proposed for the multi-family facility had little impact on existing conditions of either Easton Road or Bristol Road. Mark Roth, of McMahon Associates, stated that PennDOT wanted the applicant to consider four alternatives:

- a. Do no intersection improvements
- b. Construct a one-way bypass road from Stagner Avenue to Bristol Road with limited access to Bristol Road (right turn out only)
- c. Construct a one-way bypass road from Stagner Avenue to Bristol Road with full access to Bristol Road (left turn out and right turn out)
- d. Construct a right turn lane from SB Easton Road to WB Bristol Road at the Lukoil service station.

One area of concern remaining is the potential for conflicts of vehicles exiting from Stagner Avenue to Easton Road with vehicles turning in from SB Easton Road to access the bypass lane. Mr. Anderson stated that there is an existing hazard when vehicles attempt to turn onto NB Easton Road from Stagner Avenue. Mr. Roth responded that, if the full access to Bristol Road option is implemented, all exiting traffic on Stagner Avenue would be required to use the bypass road and there would be no direct access from Stagner Avenue to Easton Road for any movement. The exact configuration of the roadways will be jointly determined by the township and PennDOT when the subdivision/land development plans are reviewed. Mr. Anderson asked for any other questions or comments regarding the conditional use hearing. Being none, Mr. Anderson asked Mr. Tieperman to schedule the conditional use hearing for RHH Properties for the January 27, 2015, Board of Supervisors meeting.

9. Conditional Use Applications – Cardamone RA Cluster Subdivision

Robert W. Gundlach, Jr., Esq., and Robert L. Showalter, P.E. appeared representing the applicants, Joseph and Rosemarie Cardamone and Brian and Kim Cardamone. The Cardamone's are proposing a

conditional use to subdivide three lots totaling 20.9 acres into seven lots as a cluster development. Mr. Anderson asked how the proposed development would meet the conditional use requirements of preserving farmland and preserving open space since the areas not being developed were interspersed among the lots. In addition, the ordinance requires 83 percent of the property be preserved as open space, but the applicants are proposing to preserve only 50 percent. He stated that the township has been consistent in managing open space to benefit the residents of the township and that this plan did not preserve farmland or provide access to the public to allow use of the undeveloped portion of the property. There was a comment that the provisions for the cluster development were many years old and that agriculture was becoming less and less viable in the township due to economic pressures and the lack of prime farmland soils in the township. There was a suggestion that a fee in lieu of open space may be appropriate, but zoning relief would be necessary. Mr. Showalter suggested that the Cardamone's may be willing to construct a trail from Pickertown Road to the proposed 202 to Bradford Dam Connector Trail as an alternative to providing open space. Mr. Anderson stated that this would need to be a policy decision made by the Board of Supervisors. He asked that the applicant prepare a concept plan showing the subdivision with a trail connection to be presented to the Board of Supervisors for their comment. Since the Municipalities Planning Code requires that the conditional use hearing for this application be held prior to January 31, 2015, Mr. Gundlach stated that his applicant would grant a 3-month extension.

10. Planning Commission Activities

Mr. Gaines stated that the Planning Commission would meet Thursday, January 15. He stated that the first several chapters of the current comprehensive plan were going to be discussed at that time and that township staff had provided available data from the 2010 US Census.

11. Economic Activities

Mr. Tieperman stated that an application has been provided to the township for review of the proposed traffic signal at the intersection of Valley Square Boulevard and Main Street. Mr. Gockowski will issue a review of the application in approximately one week, and the township has agreed to allow the signal design engineer, Horner Canter Associates, to submit the application to PennDOT for concurrent review.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:00 PM. The next meeting will be February 3, 2015, at 7:00 PM.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager