



WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR FEBRUARY 3, 2015

The regular meeting of the Warrington Township Planning Department was held on February 3, 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 January 6, 2015. Mr. Greenberg moved to accept the minutes; Ms. Achenbach seconded. The minutes were approved unanimously.

2. Sketch/Concept Plans

Caroline A. Edwards, Esq., appeared representing John Pileggi, Jr., to discuss the potential creation of an overlay in the RA district to enable construction of zero lot line single family dwellings in the RA zoning district. Mr. Pileggi gave some background on the property. His family has owned and operated the property as a landscaping/nursery since the mid-60's. He is now at a point where he must determine whether to pursue large-scale nursery operations that are allowed under the current zoning regulations or to develop the property for residential uses. Over the past few years, nursery activity, which previously required 6-8 daily trips with tractor trailers, has dropped off much to the delight of neighboring properties. He stated that, of the many properties abutting his, only three conform to the current RA zoning. He also stated that many of the abutting properties are being used commercially. In the past, the minimum lot size had been one acre; now, under the RA zoning, the minimum lot size is three acres.

Mr. Pileggi pointed out the zero lot line parcels are already provided for in other zoning districts, so this would not be a totally new concept in the township. He said that continuing agricultural uses are not likely in this area of the township. This type of zero lot line zoning in agricultural districts has already been implemented in such townships as Upper Dublin, Whitmarsh, Blue Bell, and Montgomery, and is quite successful.

The concept would include houses 2,000 to 2,800 square feet beginning around \$370,000 in today's dollars. Mr. Pileggi stated that the smaller zero lot line parcels would be more marketable because today's home buyers are not looking for large properties to maintain. There is a demand for moderate sized houses on smaller lots. He also stated that they would provide some environmental benefit and would be more energy efficient. Mr. Pileggi showed some elevations of typical homes being constructed

under this type of zoning in other townships. This type of development could almost be considered an alternative to a traditional townhouse development and provide an opportunity to market a single family detached house at a moderate price. The development would depend upon the availability of public water and sewer

Mr. Anderson asked Ms. Edwards why a zoning overlay was being proposed rather than a zoning map change. Ms. Edwards responded that creating an overlay would provide more flexibility in developing properties. Creating an overlay would enable these same provisions to be applied on other properties in the RA district. In response to a question from Mr. Gaines, Ms. Edwards indicated that the proposed 10' width at the setback from the right-of-way was a typo and should have been 50'.

Mr. Gaines had compared the bulk standards under the current regulations with the proposed ones. He questioned why they selected five-acre minimum zoning requirements when they had 50 acres available. He also expressed concerns over the reduced open-space requirements. Ms. Edwards indicated that this would allow for other 5-acre lots to incorporate these standards, which were indicated in the proposed ordinance to be "by-right".

Ms. Achenbach asked how many houses would be constructed. Ms. Edwards replied that this was in the earliest stages of planning and for that reason, Mr. Pileggi did not prepare a conceptual layout at this time. Mr. Pileggi stated he wanted to construct a development that would fit well with the township. He anticipates a residential area with open space/recreational areas in the center. He said that although the draft ordinance presented allowed for a density of 5 units per acre, he anticipates the yield to be about 3 units per acre. He said that if this change were adopted, he expects land development approval would require a few years and that he projects construction to start in seven to eight years.

Mr. Anderson suggested that they investigate direct access to County Line Road.

Mr. Anderson stated that this type of development could be a need that is not currently provided in the zoning ordinance.

Since this presentation was for information only and no development sketch plans were offered, no actions were taken.

3. Preliminary Plan – Padilla Lot Line Change

None.

4. Recent Zoning Activities Report

Mr. Greenberg stated that the Zoning Hearing Board Meeting for January 26, 2015 had been postponed and rescheduled for February 23, 2015 because of inclement weather.

5. Upcoming Zoning Hearings

Mr. Greenberg stated that the cases previously scheduled for January would be heard on February 23 along with new applications. The agenda will be full.

6. Other Business Items

There was no other business

7. Waiver Requests

There were no waiver requests.

8. Conditional Use Applications – RHH Properties

There were no conditional use applications to consider.

9. Planning Commission Activities

Mr. Gaines stated that the Planning Commission would meet Thursday, February 5, 2015. He stated the Planning Commission was gathering data from the 2010 Census and was going to coordinate with the Bucks County Planning Association.

10. Economic Activities

Mr. Tieperman provided updates on Valley Gate, the Shoppes at Valley Square, HomeStarr Realty, and Polysciences. Mr. Gockowski stated that PennDOT and Carroll Engineering had conducted concurrent reviews of the signal application at the intersection of Valley Square Boulevard and Main Street and that the traffic engineer was now responding to comments.

ADJOURNMENT

There being no further business, Mr. Greenberg made a motion to adjourn the meeting; Ms. Achenbach seconded. The meeting adjourned at 7:50 PM. The next meeting will be March 3, 2015, at 7:00 PM.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager