



## WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR MARCH 17, 2015

The regular meeting of the Warrington Township Planning Department was held on March 17, 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, 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: Fred Gaines, Warrington Township Planning Commission, Timothy J. Tieperman, Township Manager.

### **MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE**

The meeting opened at 7:02 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 February 3, 2015. Mr. Greenberg moved to accept the minutes; Ms. Achenbach seconded. The minutes were approved unanimously.

#### **2. Sketch/Concept Plans**

##### **Eble Major Subdivision Sketch Plan**

Dr. Dennis Eble and his attorney, A. Victor Meitner, appeared before the Planning Department to discuss a sketch plan depicting five lots on approximately 9.2 acres. The property is located in the RA district, requiring 3-acre lots. When Dr. Eble purchased the property, it had been zoned PRD but was subsequently re-zoned to RA. The property is too small to qualify for development as a cluster development in the RA district.

The sizes of the proposed lots vary from 1.1 acres to 2.6 acres. Zoning relief would be needed to create lots containing less than three acres.

There is an existing house and barn on the property dating back to the early 1800's. The plan being proposed by Dr. Eble would preserve the existing house and barn as historic structures. Mr. Meitner stated that Dr. Eble is willing to create an easement on the properties that would preserve the facades of the structures. The barn is in good condition. Dr. Eble would like to convert the existing barn to a house. Doing so would require zoning relief for side yard setbacks.

Mr. Anderson asked if a buyer would be able to construct a new home behind the existing barn. Dr. Eble stated that he did not want that to happen.

Mr. Meitner stated that the proposed plan would not only preserve two historic structures but would also preserve a portion of woodlands. Mr. Anderson asked the applicant to look at ways to reconfigure

the lots so less zoning relief would be required and then to return to the Planning Department at a later date.

**3. Preliminary Plan**

None.

**4. Recent Zoning Activities Report**

Mr. Greenberg briefly discussed the variance granted for a digital sign at Valley Square. Ms. Achenbach asked if the Board of Supervisors have any discretion concerning the sign. Mr. Anderson stated that the Board, if so desired, could appeal the Zoning Hearing Board decision.

**5. Upcoming Zoning Hearings**

None.

**6. Other Business Items**

***Pileggi Zero Lot Line Overlay Proposal***

Mr. Pileggi had previously appeared before the Planning Department to discuss creating an overlay in the RA district to allow zero lot lines. Mr. Pileggi clarified the bulk standards that had been presented earlier. Mr. Pileggi stated that the front yard setback would be 30 feet rather than 20 feet and that the minimum lot width at the front building setback line would be 50 feet.

This type of development is in high demand in today's market. Mr. Anderson said that he felt that the density was too high and asked Mr. Pileggi if the density could be decreased to 3.5 units per acre with a minimum lot area of 5,000 square feet. After consulting with his engineer, Mr. Pileggi agreed to Mr. Anderson's suggestion.

There was discussion regarding the minimum tract size. There is concern that a five-acre minimum tract size is too small and that it should be increased. After some discussion, 30 acres was proposed as the minimum tract size.

Ms. Achenbach made a motion, seconded by Mr. Greenberg, to recommend that the proposal be forwarded to the Board of Supervisors with the following conditions:

- Section 461.1 of the draft ordinance proposed by Mr. Pileggi is to be revised to reflect the following:

Minimum lot size: 5,000 square feet  
Minimum building setback: Not less than 30 feet  
Minimum width at setback line: Not less than 50 feet  
Maximum gross density: 3.5 dwelling units per acre  
Minimum site area: 30 acres

Section 461.1.I.a of the proposed ordinance will be deleted.

- The applicant will submit a Traffic Impact Study at the time of submission of a preliminary subdivision application.
- The township solicitor and Mr. Pileggi's attorney will discuss the need to amend the Comprehensive Plan and the procedures to be followed.

The motion passed unanimously.

**7. Waiver Requests**

There were no waiver requests.

**8. Conditional Use Applications**

There were no conditional use applications to consider.

**9. Planning Commission Activities**

No report.

**10. Economic Activities**

Mr. Greenberg stated that Soma had opened at Valley Square and that Ulta had submitted a building permit application to fit out a portion of the space at Valley Square formerly occupied by Borders.

**ADJOURNMENT**

There being no further business, Mr. Greenberg made a motion to adjourn the meeting; Ms. Achenbach seconded. The meeting adjourned at 8:10 PM. The next meeting will be April, 8, 2015, at 7:00 PM.

Respectfully Submitted By:



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Timothy J. Tieperman, Township Manager