



## WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR APRIL 8, 2015

The regular meeting of the Warrington Township Planning Department was held on April 8, 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, Timothy J. Tieperman, Township Manager, and Fred Gaines, Warrington Township Planning Commission. 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: Lee Greenberg, Director of Codes, Inspections, and Emergency Services.

### **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 March 17, 2015. Ms. Achenbach moved to accept the minutes; Mr. Tieperman seconded. The minutes were approved 4-0.

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

No sketch plans were presented

#### **3. Final Plan – Highgrove Manor**

Mr. Anderson opened the discussion stating that Highgrove Manor already has preliminary approval from the Planning Department and from the Board of Supervisors. He stated that there had been a previous plan approved in 2007 for a townhouse development that went bankrupt before beginning construction. Mr. Anderson stated that the intent was to improve traffic flow along Easton Road by diverting traffic away from the intersection of Bristol Road and Easton Road. Another goal of the plan is to improve safety for vehicles attempting to turn from Park Road to northbound Easton Road.

Kimberly Freimuth, Esq., appeared representing the applicant. She presented Greg Bogia, P.E., a traffic engineer from Bogia Engineering to discuss traffic conditions associated with Highgrove Manor. Mr. Bogia began by explaining the PennDOT approval status beginning with the scoping letter and proceeding to the application for and issuance of a Highway Occupancy Permit (HOP). He explained that the studies required by PennDOT included analyses of both existing conditions, future conditions without development, and future conditions with development. These analyses address items such as manual and automatic traffic counts, Level of Service (LOS) determinations, queueing, and sight distances. Mr. Bogia explained that the improvements would mitigate future conditions for the afternoon weekday peak hour from LOS F, the worst condition, to LOS D. He stated that the proposed improvements would also improve emergency responses from the Ambulance Squad by enabling them to enter Easton Road with

traffic halted on Easton Road by emergency preemption of the traffic signals and by giving the Ambulance Squad more direct routes to other parts of the township.

Following Mr. Bogia's discussion, Mr. Anderson opened the meeting up to comments and questions from the public. A brief summary of the comments follows:

Jeff Bigelow, 2470 Park Road, stated that Park Road is already a cut-through road and this signal would result in more trips on Park Road. Mr. Anderson responded that the intent is not to add traffic to Park Road, but to divert traffic away from Bristol Road/Easton Road. He stated that additional traffic calming measures may be required such as installing speed bumps rather than speed tables.

Al Pastore, 3424 Park Road stated that Park Road is already narrow and that sideview mirrors often hit mailboxes.

Craig Busick, 2539 Park Road, stated that a signal at Park Road/Easton Road is likely to encourage more traffic turning into Park Road. He favored the idea of including signage to restrict traffic.

Carol Pastore, 3424 Park Road, said that speed on Park Road is excessive.

Peter Gerger, 2546 Park Road, said that he did not receive a letter notifying him of the meeting. He wants the light at Park Road eliminated completely. Mr. Anderson stated that the light was necessary at Park Road. *(Note: a check of the list of property owners to be notified indicated that Mr. Gerger was on the notification list and should have received a letter.)*

Mark Bartow, 2488 Park Road asked if the light at Park Road was a done deal. He said that no one will use Pickertown Road to get to Easton Road if they can come down Park Road. He suggested that signage be added on Bristol Road at Kelly Road directing traffic to use Kelly Road to access Easton Road. Mr. Anderson stated that he had an excellent suggestion.

Thomas Watkins, 2512 Park Road, stated that the residents of Park Road and School Lane know better than to try to turn left from Park Road onto northbound Easton Road. He would like to see a cul-de-sac at the east end of Park Road. There was large support from the audience. Mr. Anderson asked Mr. Watkins if he would be willing to conduct a survey of all of the residents on Park Road and School Lane to determine if there is a consensus of what should be done. Mr. Watkins agreed to conduct the survey. Mr. Rieder gave Mr. Watson the list of all of the property owners on both Park Road and School Lane.

Charles Rueger, 1279 School Lane, stated that adding a cul-de-sac on Park Road would increase traffic on School Lane.

Craig Busick, 2539 Park Road, stated that he liked the idea of a cul-de-sac.

Kevin Reilly, 2445 Park Road, stated a cul-de-sac had been discussed several years ago but not enacted. Mr. Anderson said that was true but there had not been a consensus of the residents of Park Road at that time. Mr. Reilly would like to see the cul-de-sac installed at Park and Pickertown.

Rodney Moyer, 1246 School Lane, stated that there is only one speed table on School Lane. He said that one or two additional speed tables are needed on School Lane.

Gina Bigelow, 2470 Park Road, asked if anything was being done to improve the situation at the intersection of Bristol Road/Stuckert Road. Mr. Anderson agreed that there is a problem there, but it was out of the scope of this particular project.

At the conclusion of the public comments, the audience seemed satisfied that their concerns were being considered and that they retained input into the final solution of the situation. It was also understood that physical barriers such as cul-de-sacs or barricades did not need to be implemented immediately but could be installed at a later date when the full effects of the proposed improvements were apparent.

Following the discussion of the traffic situation on Park Road and School Lane, Ms. Freimuth, had Chris Jensen, P.E., the site engineer for the land development address the department concerning a recommendation for final approval to the Board of Supervisors. Mr. Jensen stated that the applicant would comply with all of the comments of the township engineer's review letter dated March 3, 2015.

Mr. Anderson asked for comments from the board members. Mr. Gaines stated the he was opposed to using township property for a recreation area for the development. He felt that the township was giving away its land. Mr. Anderson said that Mr. Gaines was wrong and corrected Mr. Gaines' statement by replying that the applicant was paying the full fee in lieu of dedicating open space. Mr. Anderson went on to say that part of the overall fee was to be paid in kind by the applicant providing all of the equipment, materials, and labor to develop a recreation area for use by all township residents. Warrington Township was allowing the developer to apply the value of the work being done on behalf of the township as part of the required fee and then providing cash for the balance. Doing so would be advantageous to the township because the applicant could complete more construction and provide more benefit to the township than the township could do with the same amount of money. Mr. Anderson reiterated that the township was not giving up any of its open space and that he would never do so.

Mr. Gaines then stated that he felt we were losing woodland by accepting fees to allow woodlands disturbance. Mr. Anderson again corrected Mr. Gaines by stating that the area in the southern end of the townhouse and commercial development was largely open meadow and that removal of some trees in the northern part of the development approaching Bristol Road was absolutely necessary to enable construction of the public improvements for the roadway, and the recreation area.

There being no further comments from the board members, Mr. Anderson asked for comments from the public. A resident from School Lane asked why a service station was being included in the development and asked what the township was giving up in order to allow it. Mr. Anderson stated that the service station was a permitted use under the zoning ordinance for that district and that the township was not giving up anything by approving a plan depicting a service station in the development.

Since there were no other comments or questions, Mr. Anderson asked for a motion. Ms. Achenbach moved to recommend final approval to the Board of Supervisors; Mr. Tieperman seconded. The vote was 3-0-1, with Mr. Gaines abstaining.

#### **4. Zoning Activities Report**

Mr. Tieperman stated that the Shihadeh request for a variance for his property on Park Road had been denied. He also stated that two hearings were scheduled for April 27. There was a request for dimensional variance at 1036 Cove Drive and a request for zoning relief to enable construction of a 110-foot monopole at Earthborne on Titus Avenue.

**5. Other Business Items**

No other business items were discussed.

**6. Waiver Requests**

There were no waiver requests.

**7. Conditional Use Applications**

There were no conditional use applications to consider.

**8. Planning Commission Activities**

Mr. Gaines reported that the Planning Commission was meeting with the other advisory boards on April 16 to ask one single question:

*What do you see as the major issue or issues facing Warrington today and what, if any, suggestions do you have to resolve this issues?*

Following this meeting and compilation of the results, the Planning Commission wants to form a steering committee of 20-25 stakeholders including, property owners and business owners in the township to meet 3-4 times a year to help develop an updated Comprehensive Plan.

**9. Economic Activities**

Mr. Tieperman stated that both Buffalo Wild Wing and Red Robin would be opening within a week.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 8:40 PM. The next meeting will be May, 5, 2015, at 7:00 PM.

Respectfully Submitted By:



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Timothy J. Tieperman, Township Manager