



WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR DECEMBER 3, 2013

The regular meeting of the Warrington Township Planning Department was held on December 3, 2013, 7:00 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

ATTENDANCE:

Members present: Gerald B. Anderson, Chairperson; Marianne Achenbach, Board of Supervisors Member, Fred Gaines, Warrington Township Planning Commission, Timothy J. Tieperman, Township Manager, Lee C. Greenberg, Township Zoning Officer; Staff members present were William R. Casey, Esq., Township Solicitor; Thomas A. Gockowski, Township Engineer, and Roy W. Rieder, P.E. Director of Planning and Special Projects.

MOMENT OF SILENCE

Mr. Anderson asked for a moment of silence.

PLEDGE OF ALLEGIANCE

The meeting opened with a pledge to the flag.

ORGANIZATION AND WORKING PROCEDURES

Mr. Anderson began the meeting with a statement that the purpose of the Planning Department was to provide faster input to applicants and staff and determine the flow of applications. After initially reviewing an application, the Planning Department may refer the application directly to the Board of Supervisors or direct the application to the Planning Commission for more consideration. A portal has been established to enable electronic dissemination of information. Mr. Anderson stated that he hoped to be able to keep the flow of paper copies to a minimum.

AGENDA ITEMS:

1. Loop Road Development

Representatives from McMahon presented conceptual sketches of a proposed loop road. The ordinance enabling Loop Road development had been passed by the Board of Supervisors during the previous month. McMahon presented a plan showing widening along Bristol Road in the vicinity of Cooper Lane. The existing right of way in this area is 33-1/2 feet wide. McMahon stated that a left turn lane could be constructed on Bristol Road in this area with a maximum widening of 6 feet on either side of the centerline. A 50-foot right-of-way is proposed, but 60 feet may be needed. McMahon estimated that 9 or 10 properties would be affected by the road widening.

McMahon showed a plan with some of the amenities for the project. The applicant is proposing trails and recreational features in the portion of the property owned by the township. A cross access driveway is also proposed to give 1243 Easton Road access to Easton Road via a signalized intersection. The plan also showed entrance into the proposed gas station/convenience store by a driveway entrance onto the loop road in addition to a new right-in/right-out entrance on Easton Road.

When asked for a timeframe for a plan, McMahon stated that they anticipated having a more developed plan ready by mid-January to early February

2. Route 611/Bristol Road Concept

Mr. Anderson briefly explained that the Route 611/Bristol Road Concept was a plan to be implemented in the future when redevelopment occurs along Bristol Road immediately west of the intersection with Easton Road. He anticipates that at least a portion of the cost for improvements could be borne by developers. No survey has been done yet so detailed design information is not available.

3. 2506 Park Road

An application for a minor subdivision near the intersection of Park Road and School Lane has been received and is undergoing review. The review is expected by mid-December. This project may appear on the January agenda.

4. Park Road Subdivision

This plan was approved in 2007, but construction had been delayed due to a lawsuit. The lawsuit has been resolved and the applicant is seeking to move forward. The applicant is proposing to amend the stormwater management system from what had been approved on the previous plan. The applicant also wants to eliminate the buffer shown on the approved plan. The question before the Planning Department is if this should be treated as a field adjustment to the plan or as an Amended Final Plan. Guidance given to the applicant was that elimination of the buffer would require an Amended Final Plan which must go through the entire land development review process. The applicant stated that he would keep the buffer as originally shown.

5. Egenolf Subdivision

A recent Stipulation Agreement requires the township to approve a minor subdivision plan for this 3-acre tract near the intersection of Mill Creek Road and Limekiln Pike. There are numerous stormwater management comments to be addressed to which the applicant's engineer promised to comply. The plan has been recommended for approval by the Planning Commission. This subdivision is on the agenda for the Board of Supervisors for December 10.

6. Farabee Subdivision

This is a subdivision on Oak Avenue in the Neshaminy Gardens section of the township. The plan involves a lot line change and a minor subdivision. The plan has reviewed but has not been recommended for approval by the Planning Commission. At a recent Board of Supervisors' meeting, an issue was raised concerning public vs. private water supplies. The applicant is reviewing his options to see if it is economically feasible to extend the public water system to bring water to proposed subdivision. This project is on hold.

7. Victory Gardens

An update on the status of the appeal for Victory Gardens was provided. Victory Gardens is working to establish a route for trucks to exit onto Bristol Road.

8. Mannino Property (819 Easton Road)

This property contains two dilapidated greenhouses. The property owner wants to develop the property and rent out office space in one of the two buildings on site, but there are outstanding zoning issues dating back to a 1992 Zoning Hearing Board order that still has not been addressed. The two most serious issues are excessive impervious cover and insufficient parking.

9. Wireless Ordinance

The township staff have been closely working with special counsel to develop an ordinance addressing current trends in wireless technology. This ordinance will be on the Board of Supervisors' agenda in December.

10. Right of Way Ordinance

The township staff has been closely working with special counsel to develop an ordinance addressing occupation of township rights of way by utilities. This ordinance will be on the Board of Supervisors' agenda in December

11. Trail Plan

The draft trail plan was reviewed; this is to be placed on a future agenda for the Board of Supervisors for adoption as the official Warrington Township Trail Plan.

12. Rodgers TDR Application

The application was noted by the Department. The TDR Review Board needs to be re-constituted before action can take place. The Planning Commission will meet on December 5 and recommend two persons to be appointed to the TDR Review Board. The Board of Supervisors will appoint one of its members to sit on the TDR Review Board. There are currently 170 existing TDRs available for purchase.

13. Castaldi TDR Application

Action will take place after the TDR Board is re-constituted.

14. Jerman TDR Application

Action will take place after the TDR Board is re-constituted.

15. County Line Fence Conditional Use

This property currently has an outdoor display of goods for sale. This display requires a conditional use. There was discussion that the fees for conditional use applications may be too high. This will be addressed in the 2014 Fee Schedule.

16. Roosevelt Court Conditional Use

Previous sketch plans received at the township indicate the use of TDRs to enable the construction of eight additional single family houses on a tract of land on the east side of Phillips Avenue. Van Cleef Engineering Associates is working on preparing a plan for review for a conditional use hearing, but no plan has yet been received.

17. Planning Commission Status and Schedule

Several members of the Planning Commission have indicated that they do not wish to seek re-appointment. The Planning Commission meets next on December 5. In 2014, the Planning Commission may decide to schedule only one meeting per month.

18. Warrington Business Gateway District

The Planning Commission will be making a presentation to the Board of Supervisors at a future meeting.

19. Alternative Energy Ordinance

The Planning Commission will be making a presentation on the Alternative Energy Ordinance to the Board of Supervisors at a future meeting.

20. Comprehensive Plan

Work has not begun on the Comprehensive Plan. The Planning Commission will take this up in 2014. The review of the Comprehensive Plan is due in 2016.

21. SALDO Revision

Ordinance 2013-O-13 gives the Planning Department responsibility to administer the Subdivision and Land Development Ordinance. This includes reviewing and making recommendations to the Board of Supervisors regarding land development and subdivision applications. An ordinance revising the SALDO to transfer these responsibilities from the Planning Commission to the Planning Department is being written.

22. Champps

Word was received that Champps is pulling out of the lease of the space at Valley Square. Prospective new tenants will be visiting the site during the week of December 9.

23. Polysciences

Polyscience has just completed a renovation at a building at the intersection of Titus Avenue and County Line Road. A new laboratory will be installed at its facility on Valley Road. Major construction projects are anticipated in the upcoming five years as business expands.

24. Carmel Café

Site work to retrofit an existing basin near the proposed Carmel Café has recently been completed.

25. Bound's Beverages (308 Easton Road)

The exterior masonry walls have recently been completed. Internal steel columns are being placed. The owner does not intend to seek tenants for the two remaining retail spaces until after the building is complete and he has moved in.

26. Pete's Express

The car wash is expected to open in mid-December

27. Malcolm's

There is ongoing litigation for this site to enable the township to demolish the two dilapidated buildings.

28. Warrington Plaza

A plan changing the configuration of the parking lot along Street Road is expected to be submitted by the end of December. The applicant will probably be seeking a waiver of land development.

29. Valley Gate

Earthmoving activities on the site are ongoing. The township manager will contact Wal-Mart to get an estimate of the number of jobs being created at the site.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:30 PM. The next meeting will be January 7, 2014 at 7:00 PM.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager