



WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR JANUARY 7, 2014

The regular meeting of the Warrington Township Planning Department was held on January 7, 2014, 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 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.

AGENDA ITEMS:

1. Approval of minutes

The minutes of December 3, 2013 were approved with corrections to the section on Victory Gardens.

2. Park View Tract

Mr. Gockowski stated that the intent of the plan is to revise the stormwater management system for a previously approved final plan. If no additional waivers are required for the stormwater plan, the submission can be processed as a field change, but if additional waivers are needed, then the Board of Supervisors would need to consider granting the waivers and approving an amended final plan to be recorded. Ms. Achenbach asked if a Homeowners' Association would be established to share responsibility for maintenance of the stormwater system.

Mr. Anderson noted that the Planning Department recommended approval of the plan and directed the applicant to address the comments in the Township Engineer's review letter and provide documentation establishing maintenance responsibilities in a form satisfactory to the Township Solicitor prior to submitting the plan to the Board of Supervisors for consideration.

3. 2506 Park Road

A minor subdivision application to create one additional building lot at 2506 was briefly reviewed. Mr. Anderson stated that the application was not ready for action at this time because stormwater management calculations had not been provided and required buffers were not shown. Robert L. Showalter, P.E., representing the applicant, stated that his original intent was to provide the stormwater management calculations at the time of building permit application; in light of the Township Engineer's review letter, Mr. Showalter stated that he would provide the stormwater

management design for a conceptual building and show the buffer. He also stated that he felt the lot is sufficiently wooded to provide the required buffer. Mr. Showalter asked if the applicant would be required to widen Park Road along the frontage and provide curbs and sidewalk. There was consensus that these improvements would unfavorably change the character of the neighborhood and were undesirable. Mr. Gaines asked what improvements would be needed if Park Road became a cut-through from Pickertown Road to the new Loop Road. Mr. Anderson stated that traffic calming measures may be required in that case.

The applicant will revise the plan to address the comments in the Township Engineer's review, and will re-appear before the Planning Department after receiving a clean review from the Township Engineer.

4. Valley View Estates Requests for Variances

The Planning Department was given an informational update on the status of a request to increase the maximum impervious area ratio for this development to twenty percent (20%) from the current fifteen percent (15%). The applicant is to appear before the Zoning Hearing Board on January 29, 2014.

5. County Line Fence

The Planning Department received an informational update on the status of the Conditional Use application for County Line Fence. At its next meeting, the Board of Supervisors will be setting the time and date for a Conditional Use Hearing.

6. Rodgers TDR Application

The applicant is requesting to create TDRs on his property along the easterly side of Folly Road south of John Paul Park at Lower Nike. Based on restrictions due to a flowage easement noted on the 1986 subdivision plan creating the Rodgers' property, the Township Engineer is of the opinion that these restricted areas are to be excluded and may not be used to create TDRs. Stephen B. Harris, Esq., and Robert L. Showalter, P.E, both representing the applicant, will review the documents and revise the application as needed.

7. Castaldi TDR Application

This property is adjacent to the Rodgers property and is part of the same subdivision and flowage easement restrictions noted above. This application will be revised as needed.

8. Jerman TDR Application

This 14.9-acre property on the westerly side of Mill Creek Road had been reviewed by the Planning Commission previously. The Planning Commission recommended creation of 13 TDRs in a memorandum dated January 20, 2011. The applicant is currently requesting 15 TDRs. Mr. Anderson stated that the application would be referred to the Board of Supervisors with the 2011 Planning Commission recommendation to create 13 TDRs rather than 15 TDRs. Mr. Harris said that he would inform his client.

9. Warrington Springs (aka Roosevelt Court) Conditional Use Applications

The Planning Department received an informational update on two conditional use applications received on December 26, 2013. The first application is to create two TDRs from two properties on the north side of Street Road. Mr. Anderson stated that this would not be possible since the larger of the two properties already had the majority of its area deed-restricted as open space created for the Penrose Walk development and this land is to be excluded for the creation of TDRs. The second parcel is too small. Mr. Gockowski stated that he was meeting with the developer on January 8, 2014 and this was one of the items to be discussed. The second conditional use application is to allow the creation of a subdivision in the R-2 district utilizing TDRs. A member of the public asked a question about a traffic signal at Street Road and Phillips Avenue. Mr. Anderson stated that the Traffic Impact Statement (TIS) indicates that a traffic signal may meet warrants. Mr. Gockowski said that the Township Engineer was reviewing the TIS.

The Planning Department received the following information only updates concerning economic development for agenda items 10 through 18.

10. 1111 Easton Road

The space formerly occupied by Casablanca Restaurant is vacant. The owner wants to clean out the space and renovate the shell. Mr. Anderson stated that he would like to see improvements on the entire site as well as enforcement of violations.

11. Carmel Café – The Shoppes at Valley Square

The township received an amended final plan for review. The applicant had previously received a waiver of land development. Construction is expected to take about six months to complete.

12. Bound's Beverages – 308 Easton Road

Construction is progressing well with few problems. The owner is not actively pursuing obtaining tenants until after the building is completed.

13. Pete's Express

The grand opening has been delayed because portions of the electrical system need to be re-wired as a result of the equipment purchased by the owner. Opening is expected soon.

14. Malcolm's

The court has overruled the property owner's objections. Further action is anticipated soon.

15. Citizen's Bank

Construction at the site has been hampered by weather conditions. Construction is approximately two-thirds complete.

16. Royal Cinema

The owner of Royal Cinema is working on a plan revise the dumpster area to eliminate vermin conditions and an unsightly appearance.

17. European Wax

European Wax received their Use and Occupancy permit last week.

18. Borders

The owners of Valley Square are considering the possibility of subdividing the space formerly occupied by Borders into three units. No further details are available at this time.

19. Other Business

The Planning Commission is currently working on revisions to the Warrington Business Gateway District as well as beginning the planning stages of preparing to update the Comprehensive Plan. Mr. Anderson requested the Planning Commission to make presentations to the Board of Supervisors on January 14 to brief the Supervisors on the proposed Alternative Energy ordinances and to discuss and obtain Supervisors' direction for the Warrington Business Gateway ordinance.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:23 PM. The next meeting will be February 4, 2014 at 7:00 PM.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager