



WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR May 6, 2014

The regular meeting of the Warrington Township Planning Department was held on May 6, 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, Fred Gaines, Warrington Township Planning Commission, Timothy J. Tieperman, Township Manager, Lee Greenberg. Staff members present were William 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: Marianne Achenbach, Board of Supervisors Member.

PLEDGE OF ALLEGIANCE

The meeting opened with a pledge to the flag.

AGENDA ITEMS:

1. Approval of minutes

Mr. Anderson asked if there were any corrections to the minutes. None of the Planning Department members had any corrections; the minutes of April 1, 2014 were approved.

2. 850 Easton Road – Sketch Plan

Mr. Jerry Hill, the new owner of 850 Easton Road (formerly the Randolph Scott property) presented a sketch plan of his proposed improvements. Mr. Anderson noted that the plan appeared to meet setback, building coverage, and impervious coverage requirements. Mr. Hill stated that he had tried to re-align the existing driveway with the Shetland Drive signal, but the costs were prohibitive. This being a sketch plan review, there were no decisions or motions. Mr. Hill will proceed with submission of land development plans.

3. Highgrove Manor- Preliminary Land Development Review

Robert Gundlach, Esq., represented the owner. The proposed plan involves 26 acres of land, 11 of which are owned by the township and 15 are owned by the applicant. The applicant's property will be subdivided into three lots.

Lot 1 contains the former Katz Office Building at 1243 Easton Road. The applicant plans to construct a 2,800 sf single story office building. A 2-story office building with a 1,750 sf foot print had been approved on the previous land development plan for this property. The existing entrance to 1243 will be reconfigured to be right in/right out rather than its current full access entrance. Lot 1 will access the Loop Road by a cross-access easement over Lot 2 and by means of a driveway at the rear of Lot 1.

Lot 2 will contain a service station with a 3,000 sf convenience store. Architectural treatment of Lot 2 will be presented at the next appearance before the Planning Department.

Lot 3 will contain 107 townhouses. There will also be a tot lot for residents of the townhouses located at the southeasterly corner of Lot 3 behind the Willow Knoll Shopping Center. Each townhouse will be built with a 2-car garage and will provide two parking spaces in the driveway.

The applicant is also proposing improvements on the township-owned land. Among the improvements will be a walking trail and a trailhead. Mr. Anderson suggested relocating the tot lot to the vicinity of the township property. Doing so would make the tot lot more accessible to residents. Mr. Tieperman agreed that this may be a better location for the tot lot. Mr. Anderson also stated that there should be provisions for pedestrian access from Park Road and that additional lighting was required along the Loop Road as well as lighting at crosswalks and parking lots.

The applicant prepared and submitted a Traffic Impact Study (TIS) that was reviewed by both PennDOT and the Township Engineer. Of particular concern was the road widening at the intersection of the Loop Road with Bristol Road. At first, eleven easements were expected to be required. After refining the layout of the intersection and obtaining additional survey information, it now appears that five easements involving four property owners will be required. Mr. Gundlach stated that, once the applicant was sure that PennDOT and township agree on the easement requirements, the applicant would have the easements appraised and offer the property owners fair market value. Mr. Gaines asked if a traffic signal was planned for the Bristol Road intersection. Since the signal warrants are not met, no signal is planned at this time.

The applicant stated that he will comply with most of the comments in the Township Engineer's review letter, but 12 to 15 waivers would still be necessary. Among the waivers is the width of the Loop Road, the minimum radius of the Loop Road, and the depth of the basin of the existing Willow Knoll basin after it is retrofitted. The applicant's engineer will check on the need for a fence around the deepened basin.

The applicant intends to revise the plans to address the comments in the Township Engineer's review letter, submit a waiver request, and reappear before the Planning Department for consideration of a recommendation to the Board of Supervisors after receiving a new review letter from the Township Engineer.

4. 2105 Bristol Road Subdivision Plan

Mr. James D'Angelo appeared before the Planning Department representing the applicant, Kristiansen Management Corporation. The applicant submitted a minor subdivision application on March 27, 2014. This application involves both a lot line change between 2105 Bristol Road and 2121 Bristol Road (both properties owned by Kristiansen Management Corporation) and a minor subdivision to create one additional lot at 2105 Bristol Road. 2105 Bristol Road is a corner lot with frontage on Bristol Road and Guinea Lane.

The Planning Department reviewed the Township Engineer's letter of April 29, 2014. There was some discussion regarding the need for a buffer between 2105 Bristol Road and 2121 Bristol Road since both properties were owned by the applicant. The applicant will be required to install the buffer. The Bucks County Planning Commission had recommended that shared driveways be used to access Guinea Lane. The applicant does not desire to utilize shared driveways. Mr. Gockowski indicated that the Township Engineer had no objection to separate driveways.

Mr. D'Angelo indicated that the applicant would comply with the comments in the Township Engineer's letter, including curbs and sidewalks. Mr. Greenberg made a motion to recommend that the Board of Supervisors approve the subdivision provided that the applicant complies with the comments in the Township Engineer's review letter. Mr. Gaines seconded the motion; the motion carried by a vote of 4-0.

5. Meridian Siding Selection

The Planning Department reviewed a proposed revision to the buildings at Meridian at Valley Square to utilize vinyl siding in place of stucco because of all the leakage that has been associated with stucco. Because this is in the Corridor Overlay District, approval of the Board of Supervisors is required. Mr. Greenberg made a motion to recommend that the Board of Supervisors approve the change. Mr. Gaines seconded the motion; the motion carried by a vote of 4-0. Consideration of proposed revisions to the dumpsters at Valley Square will be considered at the same time.

6. Flag Lot Ordinance

The Planning Department reviewed the proposed Flag Lot Ordinance. The ordinance allows flag lots to be created as a conditional use in the RA, RA-1, and PRD zoning districts and prohibits flag lots in all other districts. After some discussion, the following modifications were suggested:

- Remove the requirement in the RA district that flag lots be connected to public water and sewer;
- Set a minimum depth for screening buffers;
- If public water is available, require fire hydrants within 500 feet of the proposed dwelling;
- Revise Section 732 of the Zoning Ordinance since flag lots can no longer be created in the R1-C district; and,
- Limit length of flag lot 'staffs' to 500 feet.

Mr. Anderson asked Mr. Gaines to modify the ordinance for consideration by the Board of Supervisors on May 13, 2014. Mr. Gaines made a motion to recommend that the Board of Supervisors adopt the modified ordinance after the required advertisement. The motion was seconded by Mr. Greenberg. The motion passed with a vote of 4-0.

7. Warrington Springs Conditional Use Application

Mr. Gundlach represented the applicant, KTMT Warrington Springs, L.P. The applicant had withdrawn its conditional use application that was previously heard by the Board of Supervisors and submitted a new conditional use application on April 16, 2014. The new application proposes 48 single family lots on the westerly side of Phillips Avenue and five single family lots on the northerly side of Street Road. This application reconfigures the lot layout along Phillips Avenue and removes a lot which had been opposed by the Villas at Lamplighter Homeowners' Association. This land is now designated as open space. The new plan also moves the storm drain along the boundary with the Villas 10 feet further away from the Villas so that the entire easement will be on Warrington Springs. In order to do this, a temporary construction easement from the Villas is needed. The plan also provides additional screening in an area along the Villas as requested by a member of the community.

The plan also creates five single family lots on Street Road that will be serviced by a marginal access road. These lots will have a homeowner's association separate from the 48 lots being created along Phillips Avenue.

After reviewing the plan, Mr. Gaines made a motion to recommend that the Board of Supervisors grant conditional use to the applicant to allow the use of twelve Transferable Development Rights to create a 53-lot subdivision in the R-2 district. Mr. Tieperman seconded the motion. The motion was approved with a vote of 4-0.

8. Status Update – WBGD Ordinance

Mr. Gaines stated that there were no changes.

9. Alternative Energy Ordinance

Mr. Gaines stated that the Alternative Energy Ordinances are ready for consideration by the Board of Supervisors.

10. Revision to Chapter 27, Part 22 (Signs)

Mr. Gaines stated that Ted Cicci was scheduled to meet with Frank Shelly, the chair of the Zoning Hearing Board, to obtain their input on the section regarding signs.

The following Agenda Items 11-20 were provided as information only.

11. Bound's Beverages – 308 Easton Road

Construction is in the final stages. The opening should occur within two weeks.

12. Former Chammps Site (Restaurant Candidates – 700 Building)

Firebirds Wood-Fired Grill appears to be interested in the area that was to have been occupied by Chammps.

13. Wal-Mart

Architectural plans are being resubmitted following the first review.

14. Valley Gate Multi-Tenant Building

Building permits are ready to be issued but must be held until site infrastructure and access are available in the building area.

15. Warrington Pointe (Pulte Homes)

Pulte has not executed a Developer's Agreement. Building permits cannot be issued until site infrastructure and access are available in the building area.

16. Avalon Carpet and Tile

Plans are being submitted to remodel the interior of the building.

17. Heritage Center (865 Easton Road)

Pearson Testing Center will be setting up an office.

18. Warrington Greene (1432 Easton Road)

Plans for a new tenant fit-out are being submitted.

19. AT&T Cellular Installation

A permit application has been received to install cellular equipment at the existing tower located on township property on Valley Road.

20. Tran Nail Salon – 525 Easton Road

Site work has been completed. Plans are in for interior fit-out.

21. Carmel Kitchen (formerly Carmel Café)

Fit-out construction continues. Renderings of the building exterior were presented for information.

22. Other Business

Mr. Anderson asked Mr. Gaines to have the Planning Commission begin reviewing properties in the RA District to determine if any properties are candidates to be re-zoned. Also, Mr. Casey is to provide an opinion as to whether the RA-A district is still required.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:00 PM. The next meeting will be June 3, 2014 at 7:00 PM.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager