



WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR FEBRUARY 4 2014

The regular meeting of the Warrington Township Planning Department was held on February 4, 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; Absent: Lee Greenberg. 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 January 7, 2014 were approved.

2. Stone Manor Corporate Center Stipulation Agreement

Robert Gundlach, Esq., representing the owners of Stone Manor Corporate Center, made a presentation for a proposed amendment to an existing Stipulation Agreement. Mr. Gundlach gave a brief history of the property and went into detail on Unit D (Manor House) and Unit E (vacant land). Originally, the Manor House had been retrofitted for office space, but there is no longer any need for such sort of space. The owners are proposing an amendment to the Stipulation Agreement. This amendment would allow a residential use in the Stone Manor Corporate Center which is currently zoned OI. The owners are proposing up to six residential units in the Manor House and up to 41 residential units on Unit E. The residential units would be a mix of one- and two-bedroom apartments. Mr. Gundlach explained that the existing hotels were added through previous stipulation agreements and that allowing a residential use would make Stone Manor Corporate Center a mixed use. Mr. Gundlach also pointed out the amenities in the area such as restaurants, a walking trail, and shopping area in the immediate vicinity.

The proposed amendment was favorably received by all members of the Planning Department who were present. Therefore, Mr. Anderson requested Mr. Gundlach to prepare a presentation before the Board of Supervisors for their consideration.

3. 850 Easton Road

Mr. Jerry Hill, the owner of HomeStarr Realty, is the equitable owner of 850 Easton Road. Mr. Hill explained that he wants to move his business into the building at 850 Easton Road. In doing so, Mr. Hill stated that he wanted to preserve the historic nature of the building and make the building

more visible by removing the large trees obscuring the building from view by vehicles traveling along Easton Road.

Mr. Hill also discussed the existing entrance to the site and stated that he wished to offer the Township an opportunity to obtain access to Easton Road through his property. He also stated that it was financially infeasible for him to bear the expense to relocate the driveway in order to create a four-leg intersection at Easton Road and Shetland Drive. He stated that he would be willing to sell a portion of the rear of the property to the township to enable a parking lot expansion in the rear. He asked that if the easement were to be granted that the township would plow and maintain the driveway. Mr. Hill also wants to add parking adjacent to the building beyond the minimum required by the zoning ordinance. He feels that he will need the additional parking as his business expands.

One of problems Mr. Hill would encounter in expanding his parking would be stormwater management. Mr. Anderson asked Mr. Gockowski to check to see how much capacity was remaining in the basin located at the rear of the township building.

The proposal was well received by all members of the Planning Department. Mr. Anderson asked Mr. Hill to put together a package outlining exactly what he would like to request from the Township in order to present it to the Board of Supervisors.

4. Quarry Re-Zoning

Mr. Anderson provided a verbal summary of the presentation that had occurred at the Board of Supervisors meeting on January 28, 2014. He stated that Steve Harris had suggested that Eureka Stone Quarry could be interested in donating approximately 15.3 acres of land along Bristol Road and Kelly Road if the remainder of the property could be re-zoned as Quarry. Mr. Anderson stated that the fields at Barness Park are vastly popular and that the township had tried to transfer some of that activity to King Park with small success. Mr. Gaines asked about the impact that creation of additional ballfields would have on Bristol Road traffic.

5. Parkview (Shihadeh) Land Development

Mr. Gockowski gave a verbal update on the Parkview Land Development. Previously the Department had reviewed the proposal by the applicant in December 2013 and requested that stormwater issues be addressed. Mr. Gockowski received updated plans and reports on January 30 and has not had sufficient time to complete his review. He will complete his review, and if issues have been resolved, the applicant will be scheduled to appear before the Planning Department at a future meeting.

6. 2506 Park Road Minor Subdivision (McKay property)

Mr. Gockowski gave a verbal update on the minor subdivision application for 2506 Park Road. Previously the Department had reviewed the proposal by the applicant in January 2014 and requested that stormwater issues and other incomplete issues be addressed. Mr. Gockowski stated that he had received updated plans and reports on January 30 and has not had sufficient time to complete his review. He will complete his review, and if issues have been resolved, the applicant will be scheduled to appear before the Planning Department at a future meeting.

7. Status Update – Victory Gardens

Mr. Tieperman gave a verbal update on the situation with Victory Gardens. After determining that the mulching operation at the site was industrial, and not agricultural, the Township issued a Notice of Violation. Victory Gardens subsequently appealed to the Zoning Hearing Board and then obtained a continuance while Victory Gardens prepares a plan to get PennDOT permission to use Bristol Road for the mulching operation. The continuance will take Victory Gardens into the mulching season. Mr. Tieperman stated that the Township would continue to monitor the site to ensure that all proper procedures are followed and that the mulch piles do not exceed the maximum allowable height.

8. Status Update – Valley View Estates

Mr. Tieperman gave a verbal update and stated that the applicants had appeared before the Zoning Hearing Board on January 29, 2014 and that the Zoning Hearing Board had granted a variance to allow maximum impervious area up to twenty percent (20%). The Zoning Hearing Board imposed a condition on the maximum allowable building area. The written Decision and Order has not yet been received.

9. Status Update – County Line Fence

Mr. Anderson stated that the Conditional Use Hearing to allow outdoor display of goods at County Line Fence had been opened on January 28, 2014 and immediately continued to a later date.

10. Status Update – TDR Ordinance

Mr. Casey stated that work was ongoing on providing a draft ordinance to revise the TDR program while ensuring that the rights of holders of existing TDRs are preserved.

11. Status Update – SALDO and Zoning Ordinance Amendment

Mr. Anderson stated that the reviews of amendments to the SALDO and Zoning Ordinance that are needed to fully implement the operations of the Planning Department are complete and that the ordinances have been properly advertised to be placed on the February 11, 2014 Board of Supervisors' agenda for consideration.

12. Status Update – WBGD Ordinance

Mr. Gaines stated that the Planning Commission was working on establishing specific conditions for the various uses that would be permitted in the WBG District as conditional uses.

13. Status Update – Alternative Energy Ordinance

Mr. Gaines stated that the Planning Commission was working on revising the ordinance based on concerns that the Board of Supervisors had expressed about wind facilities. The ordinance will be discussed at the February 6 Planning Commission meeting and should be ready for action by the Board of Supervisors in March.

The Planning Department received the following information only updates concerning economic development for agenda items 14 through 18.

14. Valley Square

Mr. Tieperman said that staff had met with the owners of the Shoppes at Valley Square to discuss the feasibility of installing the traffic signal that was to have been part of the never constructed Phase 1. He is working to facilitate a meeting between the Shoppes at Valley Square, Wegman's, and the traditional retail at Valley Square. He has requested a cost estimate from the Township Engineer for the design, permitting, and construction of a signal. Mr. Gaines asked if a roundabout could be installed, but there is insufficient space.

15. Carmel Café

Construction permits are ready to be issued. Construction will be starting very shortly.

16. Meridian

The new owners have begun working on the clubhouse, and progress is becoming evident.

17. Valley Square

A pre-construction meeting was held with PennDOT on January 24. Signal work will begin shortly. The site has been severely impacted by inclement weather.

18. 308 Easton Road, Bound Beverages

The roof has been completed and exterior veneer is being applied while interior electrical, mechanical and carpentry work are ongoing. The owner is looking for a Grand Opening on April 1.

19. Other Business

Mr. Gaines asked if the agenda could be published more than one day in advance. Mr. Anderson asked Mr. Tieperman to have the agenda published by the Friday preceding the meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:00 PM. The next meeting will be March 4, 2014 at 7:00 PM.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager