



WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR SEPTEMBER 2, 2014

The regular meeting of the Warrington Township Planning Department was held on September 2, 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 Anderson, Board of Supervisors Member, Marianne Achenbach, Board of Supervisors Member, Fred Gaines, Warrington Township Planning Commission, Timothy J. Tieperman, Township Manager, and Lee Greenberg, Director of Codes, Inspections, and Emergency Services. 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: None.

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE

The meeting opened at 7:07 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 August 5, 2014. Hearing no questions, the minutes were approved.

2. Malcolm's (Powell Tract) – Sketch Plan

Robert Gundlach, Jr, Esq., represented the equitable owner. Mr. Gundlach stated that his client was seeking approval to construct a 3-storey storage facility on the property. This type of facility is not a permitted use in the OI District, and the zoning ordinance does not provide any conditional uses or special exceptions in the OI district. Mr. Gundlach referred to Section 1401 of the zoning ordinance which states that the Professional Office and Light Industrial District is intended to provide areas where commercial and industrial uses of a limited and highly restricted nature may develop in a setting which may be appropriate for relatively intensive uses but which, because of the proximity of residential areas or the general character of the area, should not be opened to a broad range of commercial and industrial uses. Mr. Gundlach suggested that a storage facility would meet the intent of Section 1401. He proposed a text amendment to the Zoning Ordinance that would allow construction of a storage facility in the OI district as a conditional use under very specific conditions.

Mr. Gundlach presented a sketch of the proposed development. There was discussion regarding the adequacy of parking since only 6-9 parking spaces were shown. Mr. Gundlach replied that there would only be one employee in the office and that traffic to the facility would be light. He stated that he had been informed that there would be 16 peak-hour trips.

Mr. Anderson asked Mr. Gundlach to come to the September 9, 2014 Board of Supervisors meeting to present the concept to the entire board to see if they were interested in the concept being

proposed. He asked Mr. Gundlach to be prepared to discuss aesthetics, parking requirements, hours of operation, and the number of storage lockers to be contained in the building.

3. High Grove Manor Preliminary Plan

Robert Gundlach, Jr. Esq., and Zach Ranstead, P.E., represented the applicant, Metropolitan Development Group. Mr. Gundlach presented the plan indicating that his client was hoping to break ground on the project in Spring, 2015. Mr. Anderson asked to discuss the September 2, 2014 review letter issued by Carroll Engineering. Mr. Gundlach said that most of the responses to the review letter would be 'will comply.' Mr. Anderson asked to go over the waiver requests that were of most concern to the township engineer.

Section 304.2 I The applicant is seeking a width waiver for the loop road. The loop road will be a collector road with a 50-foot right of way and a 24-foot cartway. PennDOT requirements for a collector road are two 11-foot lanes and two 1-foot shoulders. The proposed roadway cross-section meets the minimum PennDOT requirements. Mr. Greenberg stated that the International Fire Code (IFC) requires 26-foot width at fire hydrants. The applicant will adjust the plan in the vicinity of fire hydrants to conform to the IFC.

Section 311.1 – Mr. Gockowski said that he was concerned that eliminating the separation between the curb and sidewalk may result in stormwater encroaching onto the pedestrian walkway areas during severe storms. Mr. Ranstead will provide calculations showing the gutter spread during large storms.

Section 319.2.B(4) – The applicant is requesting a waiver to allow 15-inch diameter pipes in lieu of the minimum required 18-inch diameter pipes in the roadway of the loop road due to grading and cover restraints. The applicant should consider horizontal elliptical pipes and should submit calculations demonstrating that 15-inch diameter pipes are sufficient.

Section 319.2.C(5) – The applicant is requesting to be allowed to exceed the maximum 5-foot depth limits in two basins. One basin, located in township-owned open space, would have a maximum depth of 5.5 feet and would be surrounded by a fence. The second basin, a regional basin in Willow Knoll would increase the depth from 7 feet to 9.5 feet. The existing basin is not fenced, but the applicant is proposing to fence the basin after modifications are made. Mr. Anderson stated that the Board of Supervisors would need to discuss maintenance responsibilities of the basin at Willow Knoll. He also stated that the infiltration basin being installed on township property should not be maintained by the township. Maintenance responsibilities will need to be negotiated.

Mr. Gaines asked who was responsible for conducting a tree survey. Mr. Gockowski said the tree survey was the responsibility of the applicant. He also stated that the applicant and the township engineer could select a 100-foot by 100-foot grid as being representative of the property, count the trees in that grid, and use that quantity to estimate the number of trees to be removed.

Mr. Gundlach reported on comments he received when he presented the plan to the Parks and Recreation Board. He said that they asked that the trail be extended and exercise stations be added. Parks and Rec also inquired about the ground cover material to be used in the tot lot and asked who would be responsible for maintenance, and they asked that a fence be installed around the tot lot.

Mr. Anderson said that the project was not ready for the September 9 meeting. He asked the applicant to address the issues identified and also to provide an updated version of the Traffic Impact Study addressing impacts on roadways west of Easton Road.

4. Warrington Springs, Phase 3, Preliminary Plan

Mr. Anderson stated that the plan had been scheduled for consideration at the Board of Supervisors meeting on August 26, but the Bucks County Planning Commission's review letter did not arrive in sufficient time for the Supervisors to consider the county's comments. The main part of the discussion centered on the marginal access road. Mr. Gundlach presented a revised sketch showing two areas to stockpile snow during snow removal operations and also allowing for parallel parking along the access road. The access road is to be dedicated. The plan shows sidewalk extending along the majority of the frontage. Mr. Gundlach agreed to extend the sidewalk to the intersection of Street Road and Wedge Way if the right-of-way can be obtained. Mr. Gundlach said he would write a provision into the Homeowner's Association Agreement requiring the HOA to maintain the sidewalk. Mr. Gundlach also corrected some confusion regarding the proposed HOA. He stated that there would be one HOA to manage Phases 1, 2, and 3 of Warrington Springs, but that there would be separate fee calculations so that Phase 3 residents would not be funding maintenance in Phases 1 and 2 and vice versa.

Mr. Gaines made a motion to recommend approval; the motion was seconded by Mr. Greenberg and passed unanimously.

5. Zoning Activity Report

Mr. Greenberg reported that he had just received an application for a variance for a home on Greensward South to add additional impervious area to construct a pool. He said that the property already exceeds maximum impervious cover.

6. Other Business Items

None

7. Waiver Requests

None.

8. Conditional Use Applications

None

9. Planning Commission Activities

Mr. Gaines stated that there had been little activity on the Planning Commission since they were waiting for a workshop with the Board of Supervisors. Mr. Anderson asked how much time was needed, and Mr. Gaines responded that the Planning Commission needed at least an hour. Mr. Anderson asked that the workshop be scheduled for September 23, if possible, or at the first Board of Supervisors meeting in October, if the September 23 agenda was too full.

10. Economic Development

Mr. Tieperman gave a brief synopsis on recent non-residential permits and construction. Mr. Anderson stated that it was possible that the Archdiocese of Philadelphia may be interested in selling some of their property between County Line Road and Detweiler Road because their current holdings may be more than their projected needs. If the Archdiocese does intend to sell the land, he suggested that it may be appropriate to consider re-zoning the property from CE, Cemetery to a zoning district that could allow a light industrial use.

ADJOURNMENT

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

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager