



WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR OCTOBER 7, 2014

The regular meeting of the Warrington Township Planning Department was held on October 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 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 7:00 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 September 2, 2014. Mr. Greenberg moved to approve the minutes; Mr. Gaines seconded. The minutes were approved unanimously.

2. Sketch/Concept Plans

None.

3. 953 Elbow Lane Minor Subdivision

Donald Lankford appeared with Richard A. Stoneback, P.E. The proposed plan will enable a 1-acre site with an existing home built in 1930 and a detached garage to be subdivided into two half-acre lots consistent with the zoning in the area. The existing structures would be demolished, and two new houses would be constructed. Mr. Anderson advised Mr. Lankford and Mr. Stoneback that the Historic Commission would need to look at the plan prior to a demolition permit being issued. Mr. Gockowski stated that there were no outstanding issues other than addressing required open space. The options available is to set aside a portion of the property as open space or to submit a fee in lieu of open space.

Mr. Greenberg made a motion to recommend that the Board of Supervisors consider preliminary/final approval; the motion was seconded by Ms. Achenbach. The motion passed

with a vote of 5-0. The applicant agreed to submit revised plans to address the comments in the township engineer's letter prior to being scheduled to appear before the Board of Supervisors.

4. Zoning Activity Report

None.

5. 2210 Shetland Drive Re-zoning

While considering 2210 Shetland Drive for re-zoning, the township planning commission had recommended re-zoning to CR/O/IU in order to match the zoning on the adjacent Doylestown Wellness Center. The county planning commission pointed out that this would result in a lot not meeting the minimum lot area requirements for that zone. Re-zoning to C-2 would accomplish the same purpose without creating a non-conforming lot and would be in the same zoning district as the property on the opposite side of Shetland Drive.

Mr. Gaines made a motion, seconded by Mr. Greenberg, to recommend to the Board of Supervisors to revise the proposed ordinance and to re-zone 2210 Shetland Drive as C-2. The motion passed 5-0.

6. Waiver Requests

None.

7. Conditional Use Applications

None.

8. Planning Commission Activities

Mr. Gaines stated that there had been no activity on the Planning Commission since they need to hold a workshop with the Board of Supervisors. Mr. Anderson asked Mr. Tieperman to try to schedule a workshop with the Board of Supervisors and the Warrington Township Planning Commission on November 11.

9. Planning Commission Activities

Mr. Rieder stated that he has been expecting plans for a 10-lot subdivision to be submitted for the past week. He also stated that the Bucks County Conservation District had issued a cease work order for removal of the soil stockpile on September 19 because the disturbed area exceeded one acre. Work cannot begin again until an NPDES permit is obtained..

10. Economic Development

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:20 PM. The next meeting will be November 18, 2014 at 7:00 PM.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager