

# Warrington Township Planning Commission

## Minutes for May 5, 2016 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:05 pm. May 5, 2016 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Richard Rycharski	Chair
Ben Redd	Excused - Vice Chair
Vince Evans	Secretary
Joe Balent	Excused - Member
Nancy Beresovoy	Excused - Member
Ted Cicci	Excused - Member
Fred Gaines	Member
Roy Rieder, P.E.	Planning and Zoning
Bryan McAdam, P.E.	CKS Engineers

### **1 & 2 Call to Order/ Pledge of Allegiance:**

The meeting opened with the Pledge of Allegiance

### **3. Public Comment – None**

### **4. Approval of Minutes**

a. April 7, 2016

Tabled due to lack of quorum

### **5. Posting of Minutes**

a. April 21, 2016

Tabled due to lack of quorum

### **6. Old Business - none**

### **7. New Business**

#### **a. Review and make recommendations concerning Preliminary /Final subdivision Plan for TLC holdings LP, at the intersection of count line Rd and Titus Ave., TMP 50 031 028 002**

Since quorum was not met, the applicant was given the choice to delay or to allow the members of the Planning Commission to make an informal recommendation to the Board of Supervisors. The applicant

Chris DelPlato (President of Penn's Grant – Applicant), Shandler, and John Hornick (Shandler Engineering) were present this evening for this application.

CKS review letter

- All items will comply except for the following discussion items
- Mr. Rycharski asked if, in conjunction with the anticipated PENNDOT improvements, there was not going to be any buffering. This is an existing nonconformity that the applicant is not planning on changing or building in that area

- 4 - They may need a waiver for the trash site enclosure requirement. The dumpsters are at least partially screened by the buildings and are in line with the surrounding properties. For lots 1 & 2 the screening may be appropriate, but lot 3 may need more attention
- 8 – There is the possibility they would eliminate 1 space from each lot, and this was acceptable with CKS
- 9 – Street trees would need to be planted inside the Right of Way because there is no other place for them to be placed. There would need to be a grace period due to the improvements planned by PENNDOT. This may be an issue that trees could be held in lieu.

### Section 3

- Item 1 is will comply and will be sent to CKS and Mr. Rieder electronically.
- Item 2 is will comply
- Item 3 will be confirmed and account numbers will be documented. The locations of the sewer lines will be researched from both sides. Standard utility locating practices should be sufficient.

### Waiver requests

Street trees and dumpster screening will be added. Also, the applicant will draft a letter with their justifications for their waivers.

Mike Kelly, 135 Muirfield Ln

This is being subdivided so the lots may be sold off if so desired? This would be a benefit, but each property does function independently. There are no plans to sell at this point but it is not out of the question.

What is the minimum lot size for industrial? It is 2 acres and each of these properties is over that amount.

Unofficially, the Planning Commission agreed that they had no objection to the application for preliminary and final approval for the TLC Holdings proposal.

### **b. Review and make recommendations for the proposed façade improvements at 25 Easton Rd in conjunction with the requirements of the Corridor Overlay District**

Tom Cross, architect, and Guy Berger, applicant/owner were present this evening for this proposed façade improvements. Mr. Cross distributed pictures depicting the proposed improvements as he reviewed the proposal as related to the SALDO.

There was discussion on concerns on the roof line and the materials being used meeting the requirements of the corridor overlay.

It was thought best that this applicant returned for the next meeting to be before the whole Planning Commission. The applicant agreed to return and bring some samples of their materials if possible.

### **8. Subcommittee Reports - none**

**9. Additional Business**

**Discuss the creation of a sub-committee to coordinate with other advisory boards regarding input to the Comprehensive plan**

There was discussion on the state of the roads and what can be done as a Planning Commission to help make the needed circulation and road improvements.

**b. Next Meeting** – May 19, 2016

**10. Forward Agenda Items**

**11. Adjournment –9:30 pm**

Recorder: Amy Organek