



WARRINGTON TOWNSHIP ZONING HEARING BOARD MINUTES FOR THE SEPTEMBER 28, 2020 MEETING

A meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on September 28, 2020 at the Township Building located at 852 Easton Road, Warrington PA, 18976.

Pledge of Allegiance: The meeting opened with a pledge to the flag.

Introduction of Members: The members present were as follows:

Frank Shelly, Chair	Present
Janice DeVito, Vice-Chair	Excused
Richard Alsdorf, Member	Present
Dennis Gordon, Member	Present
Harry Chess, Member	Present
Kevin Lawlor, Alternate Member	Present
Thomas E. Panzer, Esq., Solicitor	Present
Roy W. Rieder, P.E., Zoning Officer	Present
Christian R. Jones, Deputy Zoning Officer	Excused

Stenographic Record: A stenographic record of the meeting will provide a record of the proceedings. Copies of the stenographic record may be purchased from Donna DeAngelis-Lehmann.

Approval of Minutes

August 24, 2020

Mr. Gordon made a motion, seconded by Mr. Alsdorf, to approve the minutes; the motion passed unanimously.

OLD BUSINESS

HEARING #1

WT ZHB #20-09: Application of David and Barbara Rodgersf

Subject Property: 279 Folly Road, Chalfont, PA

TMP #: 50-010 010 006

Zoning: RA

Mr. Panzer announced that the applicant had requested an additional continuance. The application will be formally re-advertised. The hearing will be continued to October 26, 2020 at 7:00 pm. The motion was made by Mr. Gordon and approved unanimously.

NEW BUSINESS

Hearing #2

WT ZHB #20-10: Application of Dipesh Patel

Subject Property: 1027 Lincoln Court, Warrington, PA

TMP #: 50-022-197

Zoning: R2

Mr. Patel appeared on his own behalf. The Patel's are looking to enlarge their patio and construct a shed. The existing patio is 90 square feet and is not in good shape. When re-building the patio the Patel's would like to expand it to give more outdoor living space. Existing impervious area includes the house, driveway and existing impervious area. Proposed impervious area is 3,146 square feet on a 12,694 square foot lot. Mr. Gordon made a motion to grant the variance with a condition that the applicant manage stormwater in excess of 15 percent to the satisfaction of the township engineer. Mr. Chess seconded. The motion passed unanimously.

Hearing #3

WT ZHB #20-11: Application of O P Schuman 2001 County Line Road, LLC

Subject Property: 2001 County Line Road, Warrington, PA

TMP #: 50-031-028-004

Zoning: PI-1

Mr. Doug Taylor, the property owner appeared represented by William Benner, Esq. Mr. Benner withdrew variance requests related to disturbance of steep slopes and regarding open space accessibility. Mr. Chris DeFebo, County Line Fence, 2051 County Line Road requested and was granted party status. Mr. Taylor testified that the area of outdoor display was oriented to be on the western side of the property due to the amount of open area and the size of the equipment being displayed. A large street frontage enables the equipment to be spread out. Mr. Taylor testified that wall signs and freestanding signs are not permitted in the Planned Industrial districts and concluded that there may have been a drafting oversight in the ordinance. He testified that working with the Board of Supervisors and township staff, a suggestion was made to develop a sign package consistent with the requirements of the nearby CBD zoning district. Mr. Taylor testified that his business is suited to an industrial type of zoning district rather than a commercial district as on its site at Easton Road. Mr. Taylor testified that outdoor display was vital to the functioning of his business. He stated that this would enable him to clean up two sites in the township and that the outdoor display would have no adverse impacts on existing infrastructure. He stated that the design of the site would reduce the amount of water leaving the site. The design for the site will comply with the stormwater management ordinance. Mr. Gordon made a motion to approve a special exception for outdoor storage with the condition that the display areas conform to Exhibit A-4, that the items for display include only new or like new equipment for sale or lease, that height of the display not exceed the height of the building, that a minimum spacing of five feet be maintained and that not more than one of each model of equipment be displayed; the motion also required that proposed signage comply with the requirements of the CBD zoning district. Mr. Chess seconded. The motion passed 4-1 with Mr. Lawlor dissenting.

ADDITIONAL BUSINESS

The board approved an additional meeting to be held on Monday, November 9, 2020 at 7:00 pm to hear additional cases and reduce backlog.

The meeting adjourned at 9:20 pm.

Next Meeting

October 26, 2020 at 7:00 pm.