

Warrington Township Planning Commission Minutes for May 6, 2010 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 pm. May 6, 2010 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Douglas E. Skinner	Chairman
Shirley Yannich	Vice-Chair
Steven Tiberio	Secretary
Frank Gonser	Absent
Roy Rieder	Carrolle Engineering
Michael Mrozinski	Director of Planning and Development

2. Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

3. Public Comments:

None

4. New Business:

4.1 Review of the Penrose Tract Concept Plan

213 Easton Rd,

TMP 50 31-30, 50-31-33-11, 50-34-8, 50-34-11, 50-34-12,50-34-13; 70.9 Acres

This application was represented this evening by Jack Schneider (Grasso Holdings), Bill Benner, Esq, and Tom Hanna (Gilmore & Assoc). This project is approximately 67 acres of land, no longer including the Bussinger Tract, and is zoned CBD. There are 4 proposed uses: Residential, Hotel, Retail & Bank. The main access will be at the light onto Easton Rd at BJ's with additional accesses on to Easton Rd with a right in/ right out across from IHOP and a full access onto Paul Valley Rd coming in behind the Easton Buffet. There are no new lights planned for Easton Rd, and a possible additional light at the access onto Paul Valley. This access is pending an agreement with the owners of the Creekside complex who own the strip of land between this project and Paul Valley Rd.

There are plans for a pedestrian path the complete width of the property. There are also plans by the hotel for banquet and meeting room facilities. The original house is historic and is to be renovated and used either as offices or retail.

The Planning commission asked that they review the possibility of the assisted living community and or nursing facility for this site again, rather than just age restricted housing as is planned. The housing must be age restricted due to the zoning, otherwise they will have to go before the zoning board.

This is seen as a phased project with the residential and Hotel in the first phase and the retail in the second phase. All roadway and traffic improvements would be initiated with the beginning phase.

Mike Kelly 135 Muirfield Ln

Mr. Kelly expressed concern regarding the height limits and the views from the homes with the industrial bordering this property to the rear.

The height restrictions are 35 ft on the residential units and 55 ft for the Hotel (+ 10 ft for the roof pitch or other facade)

Old Business (moved as a courtesy to the applicant)

**5.1 Review of West Major Subdivision, Valley and Appaloosa Rds
TMP 50-31-39, 50-31-39-1 and 50-31-39-2; 19.4 Acres.**

Brian Horner, Protract Engineering, was present for the applicant this evening and Bryan McAdam (CKS Engineers) attended for this review.

CKS Review Letter 3/29/10

All items will comply unless stated.

Zoning #1

They are requesting a fee in Lieu of open space. This is to be discussed with the Board of Supervisors

Zoning #2

They are requesting a fee in lieu of a traffic study. This also requires Board of Supervisor approval

SALDO #7

Waivers;

All are acceptable except:

c. The applicant may put sidewalk on only the side of the proposed road with houses. They further agree to provide a bus stop pad at the corner for the school children.

d. The rise to the roadway was revised in the later discussion and plans and is now in compliance.

No waiver is needed.

g. They will revise the plan to provide the needed cover for the storm sewer piping.

General Engineering

2. They will obtain Fire Marshal approval.

In a motion by Ms. Yannich and seconded by Mr. Tiberio, the Warrington Township Planning Commission recommends to the Board of Supervisors preliminary plan approval for the West Major Subdivision, at Valley and Appaloosa Rds, TMP 50-31-39, 50-31-39-1 and 50-31-39-2 with the following conditions:

1. They will comply with the Carrolle Engineering letter of 3/29/10.
2. They will be requesting a waiver for the cul-de-sac length, showing existing features on the plan, sidewalks on both sides of the road, right angle lot lines, and the width/depth ratio..
3. The Bucks County Planning Commission Letter of 6/8/09
4. The Suburban Lighting consultant letter of 12/22/08.

The vote passed 3-0

Mr. Skinner - Yes
Mr. Tiberio - Yes
Ms. Yannich - Yes

4.2 Review of proposed zoning map changes adjacent to Buttercup and Bellflower Blvds; Easton Rd, near Park; Easton Rd, near Poplar; and the western boundary of R2-1

The purchase of the properties from the school district by the Horniaks in 2007 and the Burkes in 2009 has resulted in split zoning for each of these resident's property. It was recommended that these newly acquired parcels be changed from RA to RA-2 to match the zoning of the parcels they are being joined to as a result of the purchase. These changes were recommended by the township's solicitor.

In a motion by Ms. Yannich and seconded by Tiberio, the Warrington Township Planning Commission recommends to the Board of Supervisors the proposed zoning map change to allow for the purchase of the properties by the Burke Family.

The vote passed 2-0-1

Mr. Skinner - Yes
Mr. Tiberio - Yes
Ms. Yannich - Abstain, unsure of all the details

In a motion by Ms. Yannich and seconded by Tiberio, the Warrington Township Planning Commission recommends to the Board of Supervisors the proposed zoning map change to allow for the purchase of the properties by the Horniak Family.

The vote passed 3-0

Mr. Skinner - Yes
Mr. Tiberio - Yes
Ms. Yannich - Yes

There is a small parcel adjoining the parcels being developed in the Highgrove Manor project. The small parcel is zoned C1 and the other parcels are CRO.

In a motion by Mr. Skinner and seconded by Ms. Yannich, the Warrington Township Planning Commission recommends to the Board of Supervisors the proposed zoning map change to extend the CRO zoning to include the smaller parcel now zoned C1.

The vote passed 3-0

Mr. Skinner - Yes
Mr. Tiberio - Yes
Ms. Yannich - Yes

The Bussinger Property at 75 Easton Rd consists of 4 parcels with one of them being landlocked. The three parcels fronting Easton Rd are CBD, but the fourth which backs a residential area is R2. These four parcels are currently being considered for a car wash project and this zoning change will be necessary for the project.

In a motion by Mr. Skinner and seconded by Ms. Yannich, the Warrington Township Planning Commission recommends to the Board of Supervisors the proposed zoning map change the zoning of 50-34-11 from R2 to CBD to match the adjoining parcels.

The vote passed 3-0

Mr. Skinner - Yes

Mr. Tiberio - Yes

Ms. Yannich - Yes

This zoning change is to help the homeowners in the Bradford Ave area. This change will allow for more impervious coverage (15% to 25%), a reduced standard lot area (40,00 to 20,000), and more by right uses. Their uses are extremely limited now by the current zoning and the lack of public water access.

In a motion by Mr. Skinner and seconded by Ms. Yannich, the Warrington Township Planning Commission recommends to the Board of Supervisors the proposed zoning map change the zoning of the properties to the east side of Bradford Ave from Street Rd to Tohickon Ave from R2 to R2-I

The vote passed 3-0

Mr. Skinner - Yes

Mr. Tiberio - Yes

Ms. Yannich - Yes

6. Approval of Minutes:

6.1 March 18, 2010

On a motion made by Mr. Skinner, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to approve the minutes of March 18, 2010. This motion passed by a vote of 2-0-1, with Ms. Yannich abstaining.

7. Posting of Minutes:

7.1 April 1, 2010

On a motion made by Mr. Skinner, seconded by Ms. Yannich, the Warrington Township Planning Commission voted to post the minutes of. April 1, 2010 This motion passed by a vote of 3-0.

7. Adjournment:

With no further business to discuss, the meeting adjourned at 10:30, with a motion by Mr. Skinner, and seconded by Mr. Tiberio, with a vote of 3-0

Recorder: Amy Organeck