



## **WARRINGTON TOWNSHIP ZONING HEARING BOARD MINUTES FOR THE JUNE 26, 2017 MEETING**

The regular meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on June 26, 2017 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	Present
William Bell, Member	Present
Kevin Lawlor, Member	Excused
Dennis Gordon, Member	Present
Thomas Watkins, Alternate Member	Present
William Bolla, Esq., Solicitor	Present
Roy W. Rieder, P.E., Zoning Officer	Present

**Stenographic Record:** A stenographic record of the meeting will provide a record of the proceedings. Copies of the stenographic record may be purchased from Blum-Moore Reporting Services Inc.

### **Approval of Minutes**

Ms. DeVito made a motion, seconded by Mr. Gordon, to approve the minutes from June 6, 2017 with corrections. The motion passed unanimously.

### **Hearing #1 – Application WT 17-13, 1800 Street Road Realty, LLC**

**Subject Property: 1800 Street Road**

**TMP: 50-035-025**

**Zoning: PRD**

Stephen Harris, Esq., appeared on behalf of the applicant; Peter Nelson, Esq., appeared in opposition on behalf of the Hampton Greens Condominium Association. Mr. Edward Knell, 1754 Costner Drive, requested and was granted party status.

Mr. Harris opened by stating that the site contained a vacant office building in an area currently zoned PRD. Office uses are not permitted in the PRD but when the properties were developed in 1979, the township allowed a large residential use in the area set back from Street Road with a commercial office building along the Street Road frontage. The existing office building is a lawful, non-conforming use. Mr. Harris stated that the intent was to seek a special exception to

allow an existing non-conforming use to be replaced with another equal or less intense non-conforming use. He also argued that the variances being requested were in fact minimal variances. Under the proposed plan, impervious site cover will be reduced from 57 percent to 41 percent while increasing building cover from 13 percent to 28 percent.

Mr. Nolan described the type of operation that would be conducted on the property. He stated that the facility would be run by a resident manager and that the site would produce very little traffic. He stated that his firm currently operates four mini-warehouse facilities in the Philadelphia region. He stated that the plan provides for the installation of a 10-foot berm and extensive landscaping to screen and buffer the facility from the residents of Hampton Greens.

Adam Supplee, a landscape architect with Alta Design, testified concerning the buffering that would be installed. He stated that the size of the installed trees for the buffer would greatly exceed the minimum height requirements contained in the Subdivision and Land Development Ordinance (SALDO). Mr. Supplee presented photographs from seven different vantage points around the site depicting current conditions and proposed conditions. Both Mr. Supplee and Mr. Nolan confirmed that the proposed conditions indicated the views that would be in existence at the time the facility opens.

Dr. Richard Cavanaugh testified that he and his partners had owned the building for about 20 years and that it has been vacant for 5 to 6 years. He has been attempting to sell the property, but has not been successful.

Adria Mednitsky, Vice President of the Hampton Greens Condominium Association, testified that she was concerned about the warehouse use. She does not consider a 3-story building a mini-warehouse. She is concerned about the size of the building and the viewpoints presented for review since the current conditions were taken during the early spring when the trees were bare. She is also concerned about the size of the vehicles that will be using the property and the company vehicles that will be on site. She stated that Street Road is very busy and turning left from Costner Drive is difficult. She wants right turns out of the site onto Costner Drive to be prohibited and wants restricted access hours rather than 24-hour access to the units.

Mary Ann Cassidy, Hackberry Court, is concerned about the size of vehicles and vehicle noise.

Sina Cristnzio stated that she owns seven units in Hampton Greens and is concerned about the effect of the building on the values of her properties.

Steven Kinney expressed concerns about the residents living in the units.

Eileen Rinsky, Hackberry Court, stated that the visual impact will be extreme.

Bob Sylvester, Basswood Court, is concerned that Hampton Greens has only two access points. He wants traffic from the site to be restricted from turning right onto Costner Drive. He also wants to restrict access to the site prohibiting site traffic to turn from Valley Road onto Costner Drive to approach the site.

Arthur Ankney, Sassafras Court, is concerned about the effect on wildlife.

Angela Thomas, Basswood Court, said that she moved to Hampton Greens because it was a private community. She wants it to stay that way.

Jennifer Rowan, Redbud Court, wants the variances denied.

After deliberation, Ms. Devito made a motion, seconded by Mr. Bell, to deny the relief requested. The motion passed 3-2.

**Adjournment**

Mr. Gordon a motion, seconded by Mr. Watson, to adjourn at 10:45 PM. The motion passed unanimously.

**Next Meeting**

The next meeting is scheduled for July 24, 2017.