



WARRINGTON TOWNSHIP ZONING HEARING BOARD MINUTES FOR THE JUNE 14, 2018 MEETING

The regular meeting of the Warrington Township Zoning Hearing Board was called to order at 7:00 p.m. on June 14, 2018 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
Kevin Lawlor, Member	Present
Dennis Gordon, Member	Present
Thomas Watkins, Member	Present
Richard Alsdorf, Alternate Member (non-voting)	Excused
Thomas E. Panzer, 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

Mr. Gordon made a motion, seconded by Mr. Lawlor to approve the minutes of May 31, 2018. The motion passed unanimously.

Hearing #1 – Application ZHB #18-011, PF Warrington, LLC

Subject Property: 2169 Crestwald Terrace

TMP: 50-024-048

Zoning: CR/O

Mr. Panzer announced that the applicant had formally withdrawn the application late in the afternoon prior to the scheduled meeting.

Hearing #2 – Application WT 18-02, Christopher Gordon

Subject Property: 2135 Herblew Road

TMP: 50-029-085

Zoning: R-2

Anthony Hibbeln appeared on behalf of the applicant, Christopher Gordon. He explained that the house configuration was redesigned to place the accessory apartment on the opposite side of the house where previously approved. He stated that there was no entrance from the accessory apartment into the front yard. Mr. Hibbeln testified that all zoning requirements have been met.

After hearing the testimony, Mr. Gordon made a motion, seconded by Mr. Lawlor, to grant a special exception to allow construction of an accessory apartment with the conditions that the applicant obtain all necessary permits and enter into a restrictive covenant requiring that the accessory apartment be occupied by persons related by blood or marriage and can never be rented to another person and that Mr. Gordon

Warrington Township Zoning Hearing Board Minutes

May 31, 2018

Page 2 of 2

certify by February 1 of each of each year that only persons related by blood or marriage are residing in the accessory apartment. The motion passed unanimously.

Hearing #3 – Application WT 18-13, Premier A-2 Warrington, PA LLC

Subject Property: 2071 County Line Road

TMP: 50-031-028-003

Zoning: PI-1

Stephen B. Harris, Esq., appeared before the board representing Premier A-2 Warrington, PA LLC in the matter. Scott Cooper is the principal of Premier A-2 Warrington, PA LLC . Justin Geonnotti appeared as Mr. Cooper's engineer.

Mr. Cooper testified that his company was a private Real Estate Investment Trust building several facilities across the country. The company has been in business for 20 years. Mr. Cooper testified that there is a market for additional self-storage in Warrington and that this is a viable site. Most of the site will be single story. The existing buildings will be two stories with mezzanines.

The applicant proposes to construct three new buildings. All buildings will be climate controlled. Mr. Cooper explained the operations of the five buildings on site (two existing, three proposed).

After hearing the testimony and deliberating, Mr. Shelly made a motion, seconded by Mr. Watkins, to grant the following relief to the conditions specified below, subject to the following conditions:

Variances:

1. Variance #1 (§ 1205.1.E(1) to allow a front yard setback along County Line Road to be 65 feet where 75 feet is required. Variance granted.
2. Variance #2 (§ 202 to allow a Limited Access Self Storage Unit to have two outside storage areas). (Request for this variance was withdrawn by Mr. Harris during the hearing.)
3. Variance #3 (§ 2307.2.A to eliminate the requirement for screening around the proposed outdoor storage, parking, and/or loading areas. Variance granted.
4. Variance #4 (§ 2319.2.A to permit a fence to be located in the front yard along the edge of the existing parking lot). Variance granted.
5. Variance #5 (§2319.2.F to eliminate the requirement for planting along the arterial street side of its proposed fence.) Variance granted

The motion passed unanimously.

Adjournment

The meeting adjourned at 10:15 PM.

Next Meeting

The next meeting is scheduled for June 25, 2018.