

WARRINGTON TOWNSHIP BOARD OF SUPERVISORS

MINUTES FOR JUNE 3, 2008 WORK SESSION MEETING

The work session meeting of the Warrington Township Board of Supervisors was held on June 3, 2008, 7:30 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

1. ATTENDANCE:

Paul Plotnick, Chairman; Carol M. Butterworth, Vice Chairman; Michael W. Lamond, Jr., Assistant Secretary; and Rebecca A. Kiefer, Member; Timothy J. Tieperman, Township Manager; Thomas F. Zarko, Township Engineer; Michael Mrozinski, Director of Planning and Economic Development; and Carolyn Hanel, Director of Administrative Services/Parks and Recreation.

2. PLEDGE OF ALLEGIANCE

The meeting opened with a pledge to the flag.

3. PUBLIC COMMENT

a) **Fire Company's Social Hall.** Mr. Achenbach commented on the fact that the fire company is giving up their social hall at the fire company. He said it was the only social hall that we have in the township.

DISCUSSION ITEMS:

4. **Presentation by Traffic Planning and Design in regards to the traffic study.** Mr. Chad Dixon, with Traffic Planning and Design, Inc. said we're progressing with the township-wide traffic study. He said that one of the things that the supervisors wanted looked at as part of the study was whether or not it was feasible for the township to adopt a traffic impact fee ordinance. Basically, it would be an ordinance where you would collect fees from developers, based on the amount of traffic that they would generate. Monies would go toward roadway improvements throughout the township.

Mr. Dixon said impact fees in Pennsylvania have several limitations on how you can spend the money and also how you can assess new developments. Basically, anything that has been proposed for the township development-wise up to this point would be grandfathered in. One of the main components in determining whether it is feasible or not or whether it would be viable funding mechanism for the township is to go through and do the land development analysis basically looking at what's already proposed in the township that would be grandfathered in and what additional development could happen over the next ten years that would be eligible to pay the impact fees to the township.

Mr. Van Rieker, professional land planner, summarized the analysis that he completed with township staff, County, in terms of overall land development and land development that would be eligible to pay the impact fee. He commented that the planning consultant was retained on the township's behalf, to do the land use assumptions phase of the contract, which is a requirement of the Municipalities Planning Code in order to proceed with the roadways efficiencies study, which leads to in effect, to the impact fee. He said that any plan that is filed in the township before the governing body has created the impact fee advisory board is exempt.

Mr. Rieker said the township may want to go ahead and do the traffic study and identify your needs for traffic improvement. He said the use of an impact fee ordinance is likely not going to be to the township's advantage because it provides some level of limitations, which he referenced.

Mr. Zarko explained that part of the RFP was that the consultant was going to evaluate whether the impact fee was viable and then the Board could make a decision whether or not to go forward. Mr. Rieker emphasized that we were asked by the township to study the land use assumptions report, which is the required first step anyway to get the roadway efficiencies analysis. He said you can't get to the impact fee unless you do the land use assumptions.

Mr. Rieker said in going through the study and identifying needs is still a good idea for the Board and you'll be able to go after grants, etc. Mr. Zarko said the primary focus of the study was to identify the areas in the township where we had problems, to assess what should be done to correct the problems, and then put a cost on it. He said then the township would use that as part of its capital planning, acquisition of grants or funds from PennDOT to do future projects to get on the twelve (12) year plan or the township would use that as a tool when developments came in to negotiate with developers.

Mr. Dixon said our recommendation is not to move forward with an impact fee ordinance but just do the study as originally intended in terms of township-wide assessment of our roadway needs. As part of the study we went back and added in the additional intersections from the additional scope that the Board authorized several months ago. He said we're hoping to have all of our traffic analysis completed by the end of this month. Overall we're hoping to have a draft report done for the Board to review on August 12.

5. **Presentation by Shirley Yannich, Planning Commission Member, in regards to recent conferences.** Mrs. Yannich, a member of the Planning Commission, reported on APA and PSAT Conferences that she attended and included copies of her reports in the Board packets.

6. **Discuss County Open Space Program and possible project ideas for inclusion in five year capital program.** Mr. Plotnick reported that the Bucks County Municipalities Open Space program where they are giving money back to the townships and municipalities throughout Bucks County has a booklet on guidelines. The scheduled seminars are being held on June 3, 4, and 5.

Mrs. Hanel reported that the township has to update its Open Space Plan by 2010. She said there is \$10,000 towards updating our Plan. She said the rest of the money is set aside for municipalities to go through the normal processes of submitting an application. She said she would be going to the Park and Recreation and Bike and Hike Committees to develop a list of potential projects that they prioritize and bring that list back to the Board.

Mrs. Hanel said she did speak to Chris Kerns, County Open Space Coordinator, and she said she would be happy to come before this Board and specifically review this program.

7. **Update on zoning ordinance matters.** Mrs. Mrozinski reported that at one of the Board's recent meeting Mr. Charles Yarmark spoke during public comment relative to his project on Street Road. Mr. Yarmark has requested a response and thought he heard that he was going to get one. Mr. Mrozinski said he doesn't know where that stands. At that previous meeting Mr. Yarmark had given out copies of a letter.

Mr. Plotnick's personal opinion is that Mr. Yarmark had gone to the planning commission and wanted the property changed to commercial and had commercial plans to improve the building. He said the Planning Commission went through a lot of things with him on planning and then it got approved by this Board. After all of this Mr. Yarmark decided not to do the project.

Mr. Mrozinski said Mr. Yarmark's position is that our zoning hearing board and our subdivision land development ordinance is cost prohibitive for someone like himself to deal with a commercial development, which is what that zoning district advocates. Mr. Plotnick said in other words Mr. Yarmark overestimated his capabilities.

Mr. Mrozinski said the main issue that he wants to raise at this point is that we have zoning ordinances changes and amendments that are always floating around because it's a little slow in terms of the land development ordinance this is the time to do some of the corrections or modifications. He is looking for some direction as to what are the priorities.

Mr. Mrozinski reviewed his four priorities: 1) Fee in lieu of open space for all districts. We had the suggestion from the Bucks County Planning Commission that added some other districts to that; 2) Changeable copy signs. He said in that suggested ordinance change that the planning commission brought up and through the Bucks County Planning Commission there are other provisions for that that maybe do not go quite as far as to what they wanted, which was the video boards. He said no one has gotten any changeable copy signs, whether it be manual, electronic, or video signs. The direction he got from the Board was not to do anything with changeable copy signs. He wanted to clarify that that was direction the Board wanted him to go or should we do a modification to sign ordinance where we can do a manual sign and maybe an electronic sign but not a video sign.

Mr. Mrozinski said the Planning Commission has spoken about the idea of the common standards throughout all the districts. We don't have a height regulation in some of our districts. There is some concern that we might want to go through and make sure we're consistent through all the 21 zoning districts. The Board felt that this was a good idea.

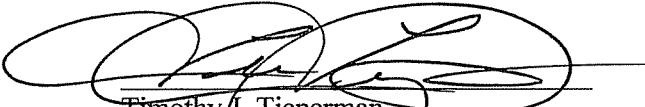
8. **Discuss PLCM voting delegate for upcoming conference.** Mr. Plotnick said the Pennsylvania League of Cities and Municipalities will be holding a conference on the mercantile tax re-enacted and he would be like to be the Board's delegate.

Motion – It was moved by Mr. Lamond, seconded by Mrs. Butterworth, that the Board of Supervisors appointed Paul Plotnick as the Board's delegate at the upcoming Pennsylvania League of Cities and Municipalities Conference. This motion passed by a vote of 4-0.

9. **Review monthly Township Engineer's update.** Mr. Zarko summarized some of the ongoing engineering related activities/projects within the Township as follows: 1) Woodlawn Avenue Sewer Extension Project; 2) Two Public Bid Projects that are going to be due later this month: a) Township Building Heat Pump Replacement; and b) Twin Oaks Park Pond Aeration System; 3) Easton Road/Lower Barness Road Traffic Signal. He reported that the estimated cost of the improvement is \$10,000. As it is school related to Titus Elementary School, Mr. Tieperman asked the Board if they would want him to contact the school and ask them to consider partially funding the traffic signal. 3) Maple Avenue Extension Project; 4) Kansas Road Mitigation Site Trail; and 5) Kelly Road Dedication.

10. **ADJOURNMENT**

It was moved by Mrs. Butterworth, seconded by Mrs. Kiefer, the Board of Supervisors voted to adjourn the meeting at 9:25 p.m. This motion passed by a vote of 4-0.


Timothy J. Tieperman
Township Manager

7/22/2008
Date