

# Warrington Township Planning Commission

## Minutes for September 1, 2016 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. September 1, 2016 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Richard Rycharski	Chair
Ben Redd	Vice Chair (Absent – excused)
Vince Evans	Secretary
Joe Balent	Member
Nancy Beresovoy	Member
Ted Cicci	Member
Bill Connolly	Member (Alternate)
Fred Gaines	Member (Absent – excused)
Roy Rieder, P.E.	Planning and Zoning
Cindy Vanhise, P.E.	Excused - CKS Engineers

### Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

### Public Comment – None

#### 1. Approval of Minutes

a. July 7, 2016

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of July 7, 2016 with the inclusion that Mr. Rycharski was to contact Ann Toole by phone. This motion passed with a vote of 6-0.

Ms. Beresovoy – yes	Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes
Mr. Balent – yes	Mr. Rycharski – yes		

b. July 21, 2016

On a motion made by Mr. Cicci, seconded by Mr. Balent, the Warrington Township Planning Commission voted to post the minutes of July 21, 2016. This motion passed with a vote of 6-0.

Ms. Beresovoy – yes	Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes
Mr. Balent – yes	Mr. Rycharski – yes		

#### 2. Posting of Minutes

a. August 18, 2016

On a motion made by Mr. Evans, seconded by Ms. Beresovoy, the Warrington Township Planning Commission voted to post the minutes of August 18, 2016. This motion passed with a vote of 6-0.

Ms. Beresovoy – yes	Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes
Mr. Balent – yes	Mr. Rycharski – yes		

#### 3. Old Business - none

#### 4. New Business

##### a. Comment on the proposed 7 lot subdivision concept plan for the Sandstone Development

Steven Katz and John Van Luvanee were present to represent the Prime Building Group concept plan for the Sandstone Development. They have done the tree inventory as requested previously by the

Planning Commission and reworked the plan to save as many of the trees as possible. They have decreased the number of lots to a total of seven (7) building lots, including the house currently under construction, and revised the original plan to reflect what they believe to be the vision of the Planning Commission.

There was still a question on the dirt pile and its impact and use on this plan, the grading and storm water management in particular. Mr. Katz stated that the amount of soil present on the lot did not affect the grading in any way.

There was discussion on the ownership/responsibility of the basin. Mr. Katz had no objection to either having the basin owned by single lot owner or being the responsibility of the HOA

Frank Vesce, 2566 Street Rd

Mr. Vesce questioned what would happen if new resident want to remove the tree line. Mr. Van Luvanee said they could include a conservation easement to maintain the tree line. There could be allowances for diseased and dead trees to be removed, but there could also be penalties for removing the trees without permission.

Shirley Yannich, Board of Supervisors

She said that the Board of Supervisors would welcome this applicant's presentation for comments before the board. Mr. Katz will present the plan to the Board of Supervisors on September 13.

**b. Comment on Keene Sketch Plan for three new lots on Kelly Rd and a lot line change to provide access to Kelly Rd from and existing landlocked lot**

Brian Webb (Webb Building Group) and Jason Smeally (Lenape Valley Engineers) were present this evening to discuss the sketch plan. The Keene property was not developed as part of the Warrington Ridge, but it does have Kelly Rd frontage. It is in the R-1C Zoning District. This proposes a 3 lot subdivision and the lot line change to clean up the existing lot lines. All lots will meet the 40,000 square foot minimum required by the zoning ordinance. This will also provide access for the two parcels in the back allowing the Keene's and the future owner of the vacant lot in the rear access to Kelly Road.

CKS letter

Zoning issues – flag lots are not permitted in the R1C zoning district. The two existing parcels to be retained by the Keene's are currently nonconforming. The proposed lot line change will make the smaller landlocked lot compliant with the minimum lot size. This lot is double land-locked from Bristol Road. The proposed access easement will enable the two properties being retained by the Keene's to access Kelly Road, the road of lesser classification, as required by township ordinances.

Mr. Webb commented that he had worked with the Keene's prior to the working with the engineer. The Keene's expressed that they plan on keeping the property with their home and the vacant lot in the family. The access will not be created, just the easement to do so in the future.

Mr. Webb showed renderings of the types of home he intends to build. These were in alignment with the existing neighborhood with allowances for additional impervious space

Dave Sempowski, 2841 Bristol Rd

Mr. Sempowski expressed concern that this would then create an additional user for the shared

driveway. At the time the landlocked lot is developed, the access road to Kelly Road would need to be developed. Since a new deed will need to be created for the landlocked lot if this subdivision is approved, a restriction could be placed in the deed that access must be taken from Kelly Road and that no access to Bristol Road will be allowed.

Donna Sempowski, 2841 Bristol Rd

Ms. Sempowski expressed concern regarding the storm water culvert which is already over stressed. Mr. Smeally explained that storm water flowing from the new lots will be less than currently flowing on her property.

Bucks County Planning Commission letter

The applicant read and reviewed the letter with the Planning Commission.

There was discussion on the shared driveway issue.

**c. Review and make recommendations for a proposed Amended Final Plan for Highgrove Manor**

Rob Gundlach and Mark Buchvalt, P.E. (T&M associates) were present this evening for this application. A new purchaser of lot previously approved for a gas station and convenience store is requesting to amend the plan originally approved for the commercial site. A smaller convenience store with fewer pumps was originally planned for this site. The amended plan will increase the size of the convenience store by additional 1400 square feet, add ten additional parking spaces, and increase the number of gas pumps by two. This proposed store will be comparable to a Wawa. There will not be garage for vehicle repairs. The applicator is an independent operator and it is not a branded company. Currently, the applicant proposes a 24/7 hour operation, but reduced hours may be a possibility depending business volume.

The revisions for this plan were reviewed, including traffic, changes in building size, changes in number of pumps, sidewalks, and on site circulation. This also included comments regarding compliance with the corridor overlay requirements.

The applicant said they would comply and compile the requested information and return at a later date.

**5. Comprehensive Plan**

**a. Review status of coordination with other advisory boards regarding input to the Comprehensive Plan**

There was discussion regarding the best way to break down the sections for review. Potentially, there could be 1-2 sections addressed at each meeting.

The Police and EAC have completed their sections for the comprehensive plan and have been turned into Mr. Rieder.

**6. Subcommittee Reports – none**

**7. Additional Business**

**b. Next Meeting – September 15, 2016**

**10. Forward Agenda Items**

**11. Adjournment – 9:10 pm**

Recorder: Amy Organek