

Warrington Township Planning Commission

Minutes for November 17, 2016 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. November 17, 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
Vince Evans	Secretary
Joe Balent	Member
Ted Cicci	Member
Bill Connolly	Member
Fred Gaines	Member
Roy Rieder, P.E.	Planning and Zoning
Cindy Vanhise, P.E.	Engineer

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

Mr. Connolly was welcomed as a full member. An invitation was made to all interested parties. The township is accepting applications to fill the 3 alternate positions vacancies on the Planning Commission.

Public Comment

Mike Kelly, 135 Muirfield Ln

Mr. Kelly expressed concern regarding hunters in the township using land near their homes. Fish and game state that it must be at least 450 feet away for firearms and 150 feet away for archery from an occupied structure. His question is – what is the definition of an occupied structure per the township? He is looking for ways to protect people.

1. Approval of Minutes

a. October 6, 2016

On a motion made by Mr. Gaines, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of October 6, 2016 with the inclusion of comments by Mr. Rycharski. This motion passed with a vote of 7-0

Mr. Balent – yes	Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes
Mr. Redd – yes	Mr. Gaines – yes	Mr. Rycharski – yes	

2. Posting of Minutes

a. October 20, 2016

On a motion made by Mr. Balent, seconded by Mr. Cicci, the Warrington Township Planning Commission voted to post the minutes of October 20, 2016. This motion passed with a vote of 7-0.

Mr. Balent – yes	Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes
Mr. Redd – yes	Mr. Gaines – yes	Mr. Rycharski – yes	

3. Old Business

a. Review and make recommendations concerning the proposed Amended Final Site Plan for Highgrove Manor.

Kim Freimuth, Fox Rothschild and Mark Buckvalt (engineer) were present this evening for this application. This is a convenience store with 8 gas pumps as part of the Highgrove Manor development at the corner of Easton Rd and Anderson Way. This proposed amendment to the final plan is to increase the number of pumps and the size of the store from the original plan. This current revision of the amended final plan reduces the size of the store slightly to provide more clearance for turning vehicles.

The bollards have been reduced in number and will be more decorative.

The waiver for the sidewalk along the site frontage is no longer needed because it has been added to the plan.

The truck turning movements were updated. There will be a not fuel truck entrance from Easton Road. Fuel trucks will be entering from Anderson Way.

The crosswalk was not shown at the entrance as had been requested. Mr. Buckvalt stated that it was not safe to put a crosswalk that close to the intersection at Easton Road. Mr. Rycharski and Mr. Connolly still wanted the include the crosswalk and make it safe by means of STOP signs, Yield to Pedestrian signage, or Flashing Warning Devices (FWDs). The applicant's engineer repeatedly stated that he would not include a crosswalk at the entrance because, in his opinion, it would not be safe and the intersection is uncontrolled.

Since the last submission, the building size was reduced to enhance the traffic circulation.

The applicant is seeking preliminary and final approval at this time. All other items from the most recent review letter from CKS would be complied with including the buffer for the new sidewalk for this submission.

The retaining wall along Anderson Way has been reconfigured to be 30 inches or less.

Fill valves for the fuel tanks are in the path of the sheet flow for the storm water inlets. Moving the valves further from the storm water inlets was recommended.

Mike Kelly, 135 Muirfield Ln

How many underground tanks are planned? 2 tanks, 1 spilt, regular, premium and diesel fuel.

Mr. Connolly made a motion to recommend to the Warrington Township Board of Supervisors preliminary plan approval for the Highgrove Manor amended site plan with the condition the applicant provides a protected crosswalk near the entrance on Anderson Way; if the applicant will not comply with this condition, the Planning Commission recommends denial. Mr. Redd seconded. The motion carried 7-0.

Mr. Balent – yes

Mr. Cicci – yes

Mr. Conolly - yes

Mr. Evans – yes

Mr. Redd – yes

Mr. Gaines – yes

Mr. Rycharski – yes

4. New Business

a. Preliminary and final plan approval for the Shihadeh minor subdivision (Grady Ave)

Gavin Luboski (attorney) and John Shihadeh (applicant) were present this evening. This application does not include any building plans, just the subdivision to create a single additional lot taking access off of Grady Ave.

The review letter from CKS was reviewed and discussed.

Because Grady Ave is a paper street, the property owned is to the center line of Grady Ave. There was some discussion on the required road improvements. Mr. Rycharski commented on the state of the road and potential improvements to be made. There was extended discussion on the state of the road and the improvements that would be requested. Ms. Vanhise suggested that the cartway be improved to 16 ft. wide to adhere to the minimum guidelines for liquid fuels. It would remain gravel, but be widened.

The last survey done was 1998; Mr. Shihadeh agreed to update the survey. The applicant is requesting a waiver of street trees (2 required) due to the fact that it is a wooded lot already and is willing to plant the trees elsewhere on public property as directed by the township.

Mr. Rieder suggested that infiltration testing be done at this point to ensure that the stormwater can be managed and that this will be a buildable lot. Ms. Vanhise suggested that a note be placed on the plan that would state that no testing was done at the time of subdivision and would need to be completed at the time of building plan submission.

Mr. Shihadeh agreed to grade and place stone on Grady Avenue from Evergreen Avenue to Tohickon Lane. He would obtain consent of the neighbors for these improvements.

Mr. Conolly made a motion to recommend to the Warrington Township Board of Supervisors preliminary and final plan approval for the Shihadeh minor subdivision application with the following conditions:

- Compliance with all the conditions of the CKS review letter
- Roadway improvements to Grady Ave – Widening and Graveling

Mr. Evans seconded. The motion carried 7-0.

Mr. Balent – yes	Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes
Mr. Redd – yes	Mr. Gaines – yes	Mr. Rycharski – yes	

5. Comprehensive Plan

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

David Zipf from Bucks County Planning Commission was contacted and advised Mr. Rieder that they have received all the comments they require. They should have a draft in the near future for comment from the Planning Commission.

6. Subcommittee Reports – none

7. Additional Business

Mr. Conolly has reviewed the RA zoning and made comments. He asked that this go on a future agenda and he would present his remarks.

Next Meeting – December 1, 2016

8. Adjournment – 9:05 pm

Recorder: Amy Organek