

## **Warrington Township Planning Commission Minutes for January 17, 2008 Meeting**

The regular meeting of the Warrington Township Planning Commission was held at 7:30 pm. on January 17<sup>th</sup>, 2008 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

|                    |                                   |
|--------------------|-----------------------------------|
| Douglas E. Skinner | Chairman                          |
| Anton Kuhner       | Vice-chairman                     |
| Shirley Yannich    | Secretary                         |
| Fraser Wall        | Member                            |
| Steven Tiberio     | Member                            |
| Michele Fountain   | CKS Engineers, Inc                |
| Paul Plotnick      | Supervisor Liaison                |
| Michael Mrozinski  | Planning and Zoning Administrator |

### **Call to Order/ Pledge of Allegiance:**

The meeting opened with the Pledge of Allegiance

### **Public Comments:**

None

## **4. New Business**

### **4.1 Reorganization of the Commission**

Mr. Mrozinski presided over the nominations and elections for the positions on the board.

Mr. Wall recommended Mr. Skinner as chairperson. Mr. Skinner accepted. Ms. Yannich seconded. Mr. Skinner was approved as chairperson 5-0.

Mr. Skinner recommended Mr. Kuhner as vice-chairperson. Mr. Kuhner accepted. Mr. Wall seconded. Mr. Kuhner was approved as vice-chairperson 5-0.

Mr. Wall recommended Ms. Yannich as secretary. Ms. Yannich accepted. Mr. Skinner seconded. Mr. Skinner was approved as secretary 5-0.

No seating changes were necessary.

### **4.2 Land Development Applications:**

**Final Approval Major Land Development and Subdivision Plan**

**Titus Road Outparcel**

**Titus Road and Easton Road, 1.71 acres**

**TMP 50-31-21-001**

Kelly McGowan, Eastburn & Gray, and Glen Tomkinson, project manager for the Titus Road Outparcel project represented the applicant this evening.

There was discussion regarding the proposed right turn lane at Titus and County Line Roads. This improvement was a condition of the preliminary approval. However, the applicant had requested that this improvement be a separate submission so waiting for the approvals needed from PENDOT did not delay the rest of the project. Preliminary approval had been granted based on the condition that the submission to PENDOT was made within 30 days after the approval by the Board of Supervisors. In addition, an easement agreement with the Schumann property had not been obtained at that time. They have since signed an easement agreement with the owner of the Schumann property. Also, the plans have been submitted to CKS Engineers and the initial review has been done. PENDOT has not approved the plan yet, but it has been reviewed and the applicant is working on the items.

Another concern was whether the restaurant would still be occupied by Starbucks. Mr. Tomkinson said that even though the requested variance for a reduced drive through lane was denied by the Township Zoning Hearing Board, that Starbucks was still a possible tenant for the restaurant pad site. He further stated that the site would be developed without a drive through provision.

### **CKS Letter of December 17, 2007**

#### Zoning

It was discussed that they would need to use one TDR to comply because the impervious coverage on the BJØ lot is exceeded by the shared drive. The use of the TDR and the deed change transferring part of the BJØ land to this projects parcel satisfies this issue. The applicant agreed to clean up the note on the plans to clarify the impervious coverage and the need for the TDR..

#### SALDO

The development agreement is needed.

They agreed to revise the cost estimates, which have already been submitted. They also need to include the cost of the bus shelter agreed to in the preliminary approval..

The break in the sidewalk behind the Longhorn restaurant will be completed by painting lines on the pavement marking the crosswalks.

There was discussion on access to the bus shelter. The detention basin limits the access to Rt. 611 and the bus shelter. There was no real point to add an access point due to the storm water management facilities.

The architectural renderings for the bank were fine, but the other pad tenant is not set. Starbucks is still a possibility although they are reluctant without the drive thru. If it changes from Starbucks or there are changes to the building, the applicant agrees to submit new drawings for approval. There will be no drive thru regardless of the tenant because they cannot accommodate what the ordinance requires.

The applicant agreed to screen the dumpster with concrete block that matches the buildings and the plantings as shown on the plans.

They are working on the PENDOT approvals for the road improvements at County Line and Titus Road and Titus Road and Rt. 611. (Item #2)

The CKS Letter of 1/2/08 clarified the time line. CKS asked that the plans be included in the submissions but the approvals were not contingent on the PENDOT approvals. They can begin the project, but they must keep the funds available to complete the road improvements necessary when the approvals come through. (Item #3)

All other items were will comply.

#### Grading, Storm Water Management/Storm Drainage, & Erosion & Sedimentation Control

A NPDES permit was received on 5/18/06 and gives approval until 2011.

#### Water & Sewer Facilities

Both items are will comply.

#### General Engineering

No items

In a motion made by Mr. Kuhner, seconded by Mr. Wall, the Warrington Township Planning Commission recommend to the Warrington Township Board of Supervisors final plan approval for the Titus Road Outparcel, TMP 50-031-021-001 with the following conditions:

- They must comply with the December 17, 2007 and the January 2, 2008 CKS review letters.
- They must comply with the Preliminary approval plan from November 27, 2007.
- They will clean up the note for the use of the TDR on the plans.
- The applicant will include the cost of the bus shelter and revise the cost estimates.
- The applicant will paint crosswalks to complete the sidewalks connecting the Longhorn and this parcel.
- The applicant agrees to provide revised architectural renderings if the building changes from the original proposed drawings.
  - 1) The applicant agrees to modify the dumpster enclosure. It is to be constructed of concrete block similar to the building and provide landscaping.

The vote passed 5-0

Ms. Yannich - Yes

Mr. Kuhner - Yes

Mr. Skinner - Yes

Mr. Wall - Yes

Mr. Tiberio - Yes

## **5. Old Business**

### **5.1 Eureka Study Status**

There has been no response yet to the revised scope that was sent out. The due date for their response is February 1, 2008.

There will be a meeting with Mr. Morrissey at Harris & Harris Law Offices on January 31, 2008 at 3:30.

There was further discussion on possible areas that could be included in the study.

### **5.2 Board of Supervisors meeting**

Items approved:

TDR ordinance

Rezoning of Titus & Easton Roads

Rezoning of the corridor overlay

Items not yet approved

Fee in Lieu of This was sent back for bad wording

This was for minor subdivisions; the other districts are still in process.

### **5.3 Penrose Tract**

It was noted the Township has received a Preliminary Plan Submission for the Penrose Tract by Caldwell Development. The applicant indicated that plan submission prior to the end of the year was a condition of the agreement of sale. This condition prevented discussion with the Planning Commission prior to submission

### **5.4 Procedures**

Ms. Yannich suggested three changes to the procedures

The first change is to change the number of monthly meetings advertised from 3 to 2, on the first and third Thursdays. One meeting would be for public hearing and one should be a work session. There would still be the option to have a meeting the fourth week if necessary.

There should also be a completeness checklist. Copies of all correspondence should be forwarded to the Planning Commission so they are aware of all the steps for each submission rather than having them come before the Planning Commission.

It was suggested that the Planning Commission see plans before they are fully engineered, so that they could offer suggestions from a planning perspective to be incorporated into the plan. As well, a plan. They would not be voted on the first time they are seen by the Commission, The vote would take place at the second meeting.

It was suggested that they not designate which meeting was to be work session and which to be hearing(voting) meeting to allow for flexibility as needed.

The quorum should be set at 3 and not 4

### **6. Approval of Minutes: December 6, 2008**

On a motion made by Ms. Yannich, seconded by Mr. Wall, the Warrington Township Planning Commission voted to approve the minutes of December 6, 2007. This motion passed by a vote of 3-0-2, with Mr. Kuhner and Mr. Tiberio abstaining.

### **7. Posting of Minutes: none**

### **8. Adjournment:**

Next meeting will be February 7, 2008

Nothing is scheduled as of today

With no further business to discuss, the meeting adjourned at 9:50, with a motion by Mr. Kuhner and seconded by Mr. Tiberio, with a vote of 5-0.

Recorder: Amy Organek