

Warrington Township Planning Commission Minutes for October 1, 2009 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:32 pm. on October 1st, 2009 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Douglas E. Skinner	Chairman
Anton Kuhner	Absent
Shirley Yannich	Absent
Steven Tiberio	Member
Frank Gonser	Member
Bryan McAdam	CKS Engineers, Inc
Paul Plotnick	Supervisor Liaison
Michael Mrozinski	Director of Planning and Development

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

Public Comments:

None

4. New Business:

4.1 Preliminary approval for Dunkin Donuts Land development

334 Easton Rd

TMP 50-031-018, C-2 Zoning, 1.37 Acres

The application was represented tonight by Tom Ludgate, of Ludgate Engineering and the applicant. The plan is to develop a 2800 sq ft retail building behind the existing Dunkin Donuts. The existing storm water facilities would need to be put underground to accommodate this new building and parking. The tenant has not been determined, but it would probably be something like a dry cleaner or nail salon. Medical is probably not possible due to parking constraints.

A sign will be requested, but the applicant did not see a problem with only modest signage. The space is too small to draw any major chains with exterior requirements that would not be compliant with corridor overlay.

CKS Letter of 8/25/09 – all items not mentioned are will comply
Zoning

- 1) There were concerns regarding emergency vehicle access to the buildings and deliveries. It was agreed that a traffic analysis for the movement of traffic on the property is needed. Also, signage needs to be place indicating that all deliveries must be in the back and that no trucks are permitted in the front parking area.

It was also mentioned that they needed to allow for possible future access from the back of the lot to the south and the west. Easements should be shown.

- 2) A traffic study is already in progress and may reduce the stacking required for the Dunkin Donuts. All traffic exiting from the south side of the property onto Easton Rd must exit right only.

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- 3) The architectural renderings will be presented as soon as they are ready. The space is too small to attract any chains with required fingerprints or color schemes. The applicant will comply with any Warrington Township requirements
- 4) Waivers
 - a) Relief from using the TR-55 Method for storm water management calculations if favor of the Rational Method – No objections
 - b) Relief from the requirement to provide 48 inches between the bottom of the proposed infiltrations storm water management facility and the site limiting zone – No objections

Grading Storm water Management

- 1) They do not need the NPDES Permit for Storm water Discharge since they are less than 1 acre
- 2) It does not appear that there is an appropriate discharge for storm water where indicated on the plans. The applicant indicated that they were working with the neighbor to solve the storm water issue. Infiltration is the primary discharge method, which mimics the existing storm water movement. While this meets all the regular storm water needs, all contingencies need to be included. There needs to be an agreement documented with the neighbor for the storm water easements. In addition, it would be better if more of the storm water could be directed into other outlets.

There were no wetlands on the property per the wetlands survey.

The Bucks County Planning Commission letter of 2/26/09 was will comply. The sidewalks will be completed across the frontage of the property.

The Bucks County Conservation district found the plans adequate and approved them with regard to the erosion control and sedimentation control.

The planters shown on the plans along the front of the new building are not required for the impermeable surface calculations, but for aesthetics and parking buffers.

The two spaces left in reserve will not be built unless the tenant chooses to when the tenant is determined. There is plenty of parking for the Dunkin Donuts if overflow parking is needed for the new building.

It was suggested that an access easement to the north and south would be desirable, both for pedestrian and vehicular if possible. The retaining wall present a problem for the north and west,

but the potential access could be very useful. These easements would need to be 20 ft for pedestrian and 30 ft for vehicular.

Items to be resolved:

- Architectural renderings
- Zoning variances
- Storm water management

4.2 Discussion of the Lot Line Change Plans for the Burke Tract

141 Buttercup Blvd

TMP 50-046-046; R-2 Zoning, 5.94 Acres

Mr. Burke represented himself this evening. The plan is for the applicant to extend his property line back 100 ft to annex the lightly wooded parcel adjacent to his property that was owned by the Central Bucks School District. The land is on the wrong side of Bellflower Blvd to be useful to the school district and has become a dumping place.

In 2005, the Mr. & Mrs. John Horniak of 625 Bellflower Blvd similarly purchased a 1800 sq ft pieces of land from the school district to make it possible for them to pave their driveway.

The school district has already been approached and there is an executed agreement of sale on file.

CKS Letter of 8/17/09 – any item not mentioned is will comply

Zoning

- 1) Split zoning of a parcel is not permitted. A zoning classification change was not required in the application prior to this. This needs to be reviewed by the township solicitor and the necessary changes made.
- 3) There was no precedent for the 50 ft wide buffer. This land is unusable for building and is already lightly wooded. The land needs to be inspected and the wooded area shown on the plans.

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- 1) The calculations for the school district needs to be shown as well as for the applicant's property and the piece being transferred. This is to ensure that this transfer does not put the school district in violation of the ordinances.

General Engineering

- 1) The legal description will be included if the solicitor determines I needs to be included.

To be resolved by the applicant:

- Signed agreement needs to be in the file
- Update the plans to show the required buffers
- Update the plans to show the calculations for the school district property

To be resolved by the Township:

- Review the zoning ordinance and he zoning for the first application and this application
- Review by the solicitor

**4.3 Discussion of the preliminary major subdivision for the Lingo Tract
Stump & Pickertown Roads
TMP 50-004-100; R-3 Zoning, 6.76 Acres**

Mr. Bill McNaney from Van Cleef Engineering was representing this applicant this evening. The applicants were also present in the audience. The plan has been changed from the earlier submission to show 7 building lots ranging from .39 - .5 acres each. Improvements planned are widening of Pickertown and Stump Rds, curbing and sidewalks, and an increase in the radii of the south turn from Stump Rd onto Pickertown. Also planned is a detention basin on the east side of the development.

Concerns

CKS Letter of 9/1/09 – all items not mentioned are will comply

Zoning

- 2) The area around the creek that is designated as trail space cannot be considered open space per the definition of open space in the ordinance. A fee in lieu of open space would be acceptable.
- 3) A traffic study would not have any benefits for this area. The small size of the development and the improvements already included negate the usefulness of a study.

Mr. McNaney stated they could not get a 90 degree turn but they did soften the turn significantly.

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- 2) The screening plantings were determined to be more of a problem for the line of sight for the driveways and through traffic than the benefits they provided. The street trees will be required, but the additional screenings would not.

The plan needs to be revised to see if it is possible to preserve the large hickory tree between lots 2 & 3. It may be possible to shift the building line back far enough to preserve the tree and the development.

Grading, Storm water Management

- 1) It was noted that the township is not looking to take dedication of any basins. Therefore, a Homeowners association would be required for basin maintenance.

There will be several hydrants that need to be relocated and a fireflow testing needs to be done.

They still need the street lighting letter.

Dennis Eble, 926 Stump Rd

Mr Eble questioned whether the houses could be further back from Stump Rd. It was explained that the actual houses have not been designed yet and that this is just where they could be built. The stream setbacks from the earlier submission are no longer an issue as earlier thought. The setbacks that were being used were more for sewage facilities, rather than residential homes.

Melody Eble, 926 Stump Rd,

The drainage on Stump Rd was noted as a big concern. The planned improvements both on Stump and Pickertown Rds should help this issue considerably.

Also, she was concerned that a traffic study was not being done due to the high volume of traffic through this intersection at peak hours particularly. It was reiterated that this development would have so little impact relatively speaking and the road improvements already planned will help. Also, the township wide traffic study was mentioned and this area is included in that study

Bill Sansom, 108 Green Ash Ln

Mr. Sansom questioned the need to blast for the basements and who was going to pay if there was damage done. They were not sure if it would be required at this time, but there are regulations in place regarding blasting for construction.

Items to be resolved:

Determine if possible and how to preserve the Hickory tree on property

Contact the Bike & Hike Committee regarding the trail construction

(A supplementary submission for these issues will suffice)

Applicant was encouraged to contact the EAC regarding the basin plantings

5. Old Business

None

6. Approval of Minutes:

6.1 July 16, 2009

Mr. Skinner tabled this based on attendance issues

7. Posting of Minutes:

7.1 September 3, 2009

On a motion made by Mr. Skinner, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to post the minutes of September 3, 2009. This motion passed by a vote of 3-0.

8. Adjournment:

With no further business to discuss, the meeting adjourned at 10:20, with a motion by Mr. Skinner and seconded by Mr. Gonser, with a vote of 3-0

Recorder: Amy Organek