

Warrington Township Planning Commission Minutes for October 15, 2009 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 pm. on October 15th, 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	Member
Shirley Yannich	Member
Steven Tiberio	Member
Frank Gonser	Absent
Bryan McAdam	CKS Engineers, Inc
Paul Plotnick	Supervisor Liaison - Absent
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 Sketch plan discussion for Villa Barolo

Easton and Bristol Roads

TMP 50-027-047, 50-029-009, 50-029-009-001 C-2 Zoning, 5.25 Acres

The application was represented tonight by Mike Stitz from Century 21 and Matthew Piotrowski, Architect. The plan being presented tonight is to renovate and expand the existing building to create a retail/village area that compliments Villa Barolo. The building will be expanded by 3150 sq ft addition for one additional unit. The entrances will be moved to the other side of the building facing the restaurant and there will be a landscaped area in front of them, possibly with an outdoor seating area for a café or similar business. The sign for the restaurant would be replaced with signage to include the whole retail center as well.

It was suggested that they should removed the property line between Stutz and Villa Barolo properties as well as the division line across the Villa Barolo property. There will be multiple uses on the lot as long as the house to the rear is still used as a residence.

Barriers were suggested in front of the Stutz property along Easton Road for safety reasons.

They need to try to save as many of the trees between the buildings as possible and they should be checked to determine their health prior to any construction. It would be preferable to lose some

parking rather than lose some trees. Parking may be able to be lessened by considering the shared parking concept based on peak hours of usage.

Stutz Candy is staying in their present location, but with a smaller space. The other half of the building is currently vacant.

There was discussion regarding paths and sidewalks. Pedestrian access needs to be considered as well as future cross easements to connect to the trail system. These need to be shown on future plan submissions. With the difficult intersection at Easton and Bristol Rds, pedestrian access is very important.

Phase II for this project includes more with the trails and paths, and moving the access onto Bristol Rd towards the south, and sidewalks all along Bristol Rd.

It is planned to make the access to the back parking area one way in to keep the access road smaller.

It was suggested that they consider access to the front and back of the retail spaces.

The entrance off of Easton Road needs to be made more distinctive to keep patrons from turning too soon into the wrong parking area. Historically been numerous errors made and they simply cut across the front of the Stutz building. This will no longer be possible and they will not have another way there without going back out onto Easton Rd.

The Planning Commission would like to see this submission come back again as a sketch plan with the changes in circulation of pedestrians and traffic, the sidewalks, and landscape issues that were discussed.

5. Old Business

5.1 Discussion of the Corridor Zoning Update – creating non-conforming lots

Lynn Bush, executive director of the Bucks County Planning Commission, was present this evening to participate in the discussion regarding the corridor zoning update. The main focus of the conversation was the bulk standards and non-conforming lots. Warrington Township Planning Commission's goal was to keep a majority of the burden off the Zoning hearing Board, but to push the smaller lots to combine and encourage the redevelopment. It was suggested to consider incentives for consolidation such as more uses for larger lots or fewer or smaller set backs.

Mr. Skinner asked if Ms. Bush would check for any case law or ordinances from other municipalities that may have help set precedent.

6. Approval of Minutes:

None

7. Posting of Minutes:

7.1 July 16, 2009

On a motion made by Ms. Yannich, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to post the minutes of July 16, 2009. This motion passed by a vote of 4-0.

7.2 October 1, 2009

On a motion made by Ms. Yannich, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to post the minutes of October 1, 2009. This motion passed by a vote of 4-0.

8. Adjournment:

Mr. Skinner asked Mr. McAdam if he could review Act 167 regarding Storm water management for the commission in consideration of the pending DEP regulation changes.

With no further business to discuss, the meeting adjourned at 9:10, with a motion by Ms. Yannich and seconded by Mr. Tiberio, with a vote of 4-0

Recorder: Amy Organek