

Warrington Township Planning Commission

Minutes for December 3, 2009 Meeting

(Revised)

The regular meeting of the Warrington Township Planning Commission was held at 7:30 pm. on December 3rd, 2009 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Douglas E. Skinner	Chairman
Shirley Yannich	Secretary
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 Discussion of the TEVA Pharmaceuticals USA, Distribution Campus Sketch Plan 8 Parcels, Lower State, Limekiln Pike and Mill Creek Rd Zoning: PI-1, PI-2 and PRD

To aid in the proceedings, Mr. Skinner reviewed the role and duties of the Planning Commission for the benefit of the audience.

The applicant was represented tonight by Mr. Robert Gundlach, attorney; Coert Davis and Bonne Hills from TEVA; Ed Klimek, KSS Architects; Keith Lieberman, Zach Ranstead, CMX Engineering; Carl Penke (traffic engineer). Alice Meehan was there representing Eureka Quarry. The parcels are a total 156 acres. Adjoining land is going to remain with the Eureka Quarry and remain an active stone quarry.

TEVA main business is the production and distribution of generic pharmaceuticals, with a very small portion of their business going towards research and development. Their facility here is entirely a distribution center and warehouse. They will be combining three sites at this one site and allowing for expansion. The operation is completely automated and runs 24 hours a day 5 days a week, with a majority of the traffic from 6am-6pm.

Keith Lieberman gave an overview of the property as it currently is and indicated the areas that are being proposed for rezoning. He stressed their desire to protect the natural resources. There is a

proposed 8 acre section of PRD or commercial zoning at the corner. They are asking what the township would like in regards to this section.

All the land being purchased was part of the Eureka Quarry property, and no other owners have been approached.

Ed Klimek gave the Planning Commission a description of the sketch plan as it currently stands. The project is for a distribution campus with two buildings – highly automated warehouses. They will be completely climate controlled. The drawings are completely conceptual at this point and there has been no engineering or architectural work done yet. They tried to keep the buildings from the road as much as possible to avoid the “big building” feeling and to work with the natural assets.

There was space allowed for future buildings and expansion.

There is also an effort to make the buildings as “green” as possible by using as much sustainable, renewable resources.

There will be a certain degree of noise due to the loading/ unloading of trucks and the climate controls, but the distance from the road and the natural topography and landscaping should lessen the level.

Their product is in plastic and glass for the most part, depending on the form.

The building has an 85 ft exterior height and approximately an 80 ft clearance inside.

The security fencing will be behind the tree lines.

HVAC will be on the roof which will help with the noise level, but if any is buffering needed, it will be provided. The closest road will be Limekiln Pike, approximately 150 ft from the large building.

It is proposed to build both buildings concurrently and they are anticipating an 18 month build time.

They are examining the existing “spoils” [overburden] pile for use as fill for grading, etc.

Traffic considerations were presented by Carl Penke. There has been preliminary information from the traffic study, but it is not complete yet. They anticipate approximately 100 trucks a day, or 6-7 an hour. These trucks range from delivery trucks to tractor trailers.

The staffing they anticipate at this time is 108 entering and 53 leaving in the morning and the reverse in the evening to allow for the 24 hours staffing.

The 202 Parkway opening will provide better truck access to the facility, but there is adequate access already. All traffic should be entering off of Lower State Road and there will be turn lanes at the entrance. Also it was proposed to widen Limekiln Pike from the Montgomery county side of the intersection and retime the lights. It is also proposed to widen Lower State Rd and County

Line Rd to three lanes at the intersection to allow for turn lanes both directions and to allow for more stacking in the existing turn lanes. This light will be looked at for retiming as well.

Site frontage improvements are planned such as turn lanes off Lower State Road. They are proposing a trail along Lower State Rd and Limekiln Pike rather than the traditional sidewalks. This could be designed to work with the trail proposed with the 202 Parkway.

There was discussion regarding putting in the connector road from Limekiln Pike and Lower State Rd in the section between the TEVA site and the existing commercial zoning.

The County Line Road improvements for this section are currently off the list of PennDOT financing, so now would be the time to do whatever projects we need.

The trucks routing was discussed as to which ways would be “encouraged” by the company. They are improving the turning radius at County Line Rd and Lower State Rd to help allow for trucks. Some of the trucks would be coming in loaded and leaving loaded, but others would only be loaded one way or the other. The two paths they could take would be the turnpike to Easton Rd, to County Line Rd or Route 309 to Stump. The former is preferable at this point.

The truck route is separate from the employee/visitor traffic entrance. This allows for tighter security.

They do not currently have school trips to their facility.

They will have space for 464 employees at the new facility. They currently have 253 employees at the three sites that are being combined here.

The possibility of tax abatement program participation has not been determined yet. The applicant was asked to develop a modified fiscal impact study.

Berming and buffering to the residential parcels is not currently part of the project, but would be considered to minimize the visual impact.

They were asked to keep the architecture of the buildings pleasing since the tops of them will be visible.

Frank Ney – Lower State Rd

Mr. Ney asked regarding turn lanes at the entrances. They will be putting in turn lanes as necessary.

John Pileggi Jr. - 3470 Limekiln Pike

Mr. Pileggi asked about the buffering for the residential areas. Most of the surrounding houses are on three acre lots and he feels the noise and size of the building would not be agreeable for these residents. He would like to see the buildings farther back from Limekiln Pike so they will not be as visible from the road. This was going to be considered, but they had positioned the buildings to make the best use of the natural resources and buffering. Also natural constraints such as the

wetlands and trees helped determine the orientation of the buildings. The applicant was also going to look at the location of the loading/unloading areas nearest to Limekiln Pike.

Mr. Pileggi also asked how they intended to guarantee that the open space proposed now, remains open space. Deed restrictions were suggested as a means and that will be taken under consideration.

Mrs. Zoeller, 484 Mill Creek Rd

Mrs. Zoeller asked if they had taken the effects of the quarry blasting into account for their designs, which they had.

Also Mrs. Zoeller asked if there was going to be any anticipated impact on the already poor drainage onto Mill Creek Rd. They do not anticipate any changes for the drainage on the Mill Creek Rd side, but this was noted as a point of concern

Jeff Cameron, 110 Muirfield Ln

Mr. Cameron inquired regarding the height of the buildings and the necessity to build structures of this size, particularly in the close proximity to the existing residential and church properties.

Mr. Cameron expressed concern over his well and septic system. There should be no impact on either of the utilities. The new facility will have public water and sewer.

Joe Kirby, 145 Muirfield Ln

Mr. Kirby questioned the lighting for the facility. This has not been designed, but would have to go through the township's lighting engineer and they type of lighting used would be focused at their facility and shielded from the residents using low cutoff fixtures. They will do as much as possible to control the lighting and keep it on the property. Lighting is a safety and security measure.

Mr. Pileggi spoke again inquiring if there were any registered streams on the property, which there is not. The applicant wishes to maintain the existing drainage pattern to maintain the ecology of the site.

Dave Eastburn, Lower State Rd

Mr. Eastburn was not in favor of moving the buildings from the proposed places. He also commented regarding traffic control issues being taken. He was assured if issue arose requiring further improvements they would be addressed.

Mr. Eastburn requested that any changes be communicated in a timely fashion.

It was noted that residents could call Mr. Mrozinski for information at anytime and a signup sheet for email addresses was set out for those interested in receiving an email with any updates.

In summary, these items were discussed for possible revision:

- Architectural renderings are needed to define the façade
- Noise, setbacks, berming and landscaping plans for the building immediately adjacent to Limekiln Pk. and Upper State Rd. should be presented

- The disposition of the overburden pile
- Traffic study including the following intersections:
 - Lower State Rd and Pickertown, Street, and County Line Rd.
 - County Line Rd and Kenas, Stump and Kulp Rd.
- Traffic flow and movement, including the number of anticipated vehicles in relation to the amount of truck traffic and employee parking
- The encouragement of ride sharing arrangements
- A fiscal impact study
- The Lighting and Warrington Township Fire Marshal consultation letters
- The hours of operation and the number of anticipated employees and traffic for each
- The truck dispatching
- A plan of the noise abatement techniques.
- The plan for the multipurpose path in lieu of sidewalks.
- The resource protection plan to safeguard the natural resources

Ms. Yannich suggested they use a balloon test to show the residents the height and location of the proposed buildings. The test is to raise a balloon to the height of the building at the location closest to the road.

The applicant stated they would like to be back within the next 2 months for a hearing with engineered sketch plans. They will also be working on the zoning changes necessary.

5. Old Business

None

6. Approval of Minutes:

None

7. Posting of Minutes:

7.1 October 15, 2009

On a motion made by Ms. Yannich, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to post the minutes of October 15, 2009. This motion passed by a vote of 3-0-1, with Mr. Gonser abstaining.

7.2 November 5, 2009

On a motion made by Mr. Skinner, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to post the minutes of November 3, 2009. This motion passed by a vote of 4-0.

8. Adjournment:

With no further business to discuss, the meeting adjourned at 10:45, with a motion by Mr. Gonser, and seconded by Mr. Tiberio, with a vote of 4-0

Recorder: Amy Organek