



**MINUTES**  
**WARRINGTON TOWNSHIP PLANNING COMMISSION**  
**November 03, 2022 – 7:00 P.M.**

**MEMBERS**

Richard Rycharski	Chairman	Present
William Connolly	Vice-Chairman	Present
Herb Rubenstein	Secretary	Present
Ted Cicci	Member	Present
Shirley Yannich	Member	Present
Shawn McGuigan	Member	Excused
Bob Watts	Member	Present
Vince Evans	Alternate	Present
Fred Gaines	Alternate	Present
Mary Stover, P.E.	Township Engineer, CKS	
Roy Rieder	Zoning Officer	
Doreen Curtin	Deputy Zoning Officer	

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

**AGENDA ITEMS**

**1. Approval of Minutes**

a. October 20, 2022

Mr. Gaines made the motion to approve the minutes and was seconded by Mr. Watts with Mr. Rycharski abstaining. Motion carried.

**2. Old Business**

a. None

**3. New Business**

Review and make recommendations regarding a Zoning Hearing Board Application, WT 22-16 (Cianelli), and a conditional use hearing application for Tommy's Car Wash (Olympus Pines) at 529/541 Easton Road in the BZ Zoning District.

For the Applicant:

David Amerikaner – Attorney from Duane Morris

Stephen Michalczyk – Engineer with Pennoni

Jacob (last name?) - Traffic Engineer

Mr. Amerikaner discussed and recapped the details of the project including the consolidation of lots needed for the project, and an access easement on Street Road for traffic egress. The use requires conditional use approval from the Township.

The relief being requested included relief from the setback requirements, variances

from the requirements pertaining to steep slopes and forested areas and disturbance.

Discussed were the key changes made to the originally presented plan. The Applicant added a northern row of vacuum stalls, and an access lane based on their Traffic Engineer's report. The variance for setback relief would allow for adequate room for vehicle stacking, the additional lane and two egress locations for safer access and egress to and from the site.

Mr. Michalczyk noted there would be the installation of two gates to prevent cut-throughs during non-operational hours and described directional and wayfinding signage for the site. A discussion ensued regarding plans to discourage pass through traffic.

A discussion ensued regarding the Applicant's traffic engineering reports noting that the Applicant's Engineer had not provided any information to the Township or to CKS or Mr. Dixon (McMahon Traffic Engineers) regarding their traffic and HOP plans for comment or review. The members of the PC noted that the two intersections were difficult and wanted information regarding traffic management plans. Mr. Watts asked if the Applicant was aware of the WAWA project and its potential influence on the traffic. Mr. Dixon noted that 611 access would not be permitted from the southbound lane. Discussion ensued with members of the PC noting historic issues regarding access and traffic issues along 611 that could potentially impact the site.

Mr. Michalczyk discussed the conditional use standards outlining how they believed the plans met the standards and criteria for the car wash use. A discussion ensued regarding the updated plans. Mr. Michalczyk believed the use and design of the project would add positively to the overall district. He added that the plan met all Zoning Ordinances other than 3 for which variances would be required.

Mr. Rubenstein and Mr. Connolly both expressed concerns regarding the lack of information about traffic impact noting it was necessary that a complete traffic study be conducted by the Applicant to show queuing and access on and to the site to determine safe traffic movement. Mr. Connolly noted that the Township's Traffic Engineer's letter stating that the information was requested but still not provided. Mr. Rycharski stated that the PC could not make recommendations without adequate information.

Mr. Gaines noted that there needed to be more clarity regarding how the plan would affect the vacant bank building adding that a shared easement and access had to show it would not create a negative impact on the Township. Mr. Rycharski asked about the easement and cross-easements stating the Township would want more information about the conjoined uses of the properties, how the easement would affect both uses, how existing leases between tenants and property would impact the uses and if using an easement for egress would affect safe traffic movement.

A discussion ensued regarding the request for relief from the ordinance pertaining to steep slopes with the members of the PC asking for additional clarity about drainage and storm water management on the parcel.

Mr. Michalczyk concluded with a discussion regarding the relief requested from the ordinance on forested areas and disturbance and Mr. Connolly noted that trees removed would need to be replaced. Discussion concluded with Mr. Rycharski noting that there was not enough information to make any recommendation.

Mr. Connolly recommended the PC take no position on zoning relief and recommended the Board of Supervisors (BOS) take no position on zoning relief and that the Applicant follow normal legal procedures for ZHB relief. Mr. Rubenstein seconded the motion and the motion carried unanimously. 7-0

Mr. Rycharski and Mr. Connolly noted that before the PC could make additional recommendations the Applicant would need to return with additional information and added that items 4 and 5 from the McMahon letter be addressed before the Applicant returned to the PC.

Discuss PennDOT letter dated 18 October 2022.

A discussion ensued regarding PennDOT's letter and Mr. Rubenstein asked if there was a recommendation from McMahon regarding the request. McMahon (Chad) stated they looked at individual plans. Mr. Rieder noted that PennDOT was looking to find ways to implement the policies that the BOS wanted to see in an effort to make the community more pedestrian friendly and a discussion ensued.

Discuss and, if appropriate, make recommendations on a request for Waiver of Land Development submitted by North Wales Water Authority (NWWA).

For improvements that are already underway on 611 across from the quarry NWWA is looking to remove front stairs and replace them with a handicap ramp.

Mr. Connolly noted that he was not sure the action qualified as land development adding that a ramp is an entrance to a building. Building plans were submitted to the Construction Code Official. He noted that nothing in SALDO covers the requested improvement. Entrances are matters covered by the building code. Almost all jobs have field changes and provided that the changes comply with the Building Code, the Certified Inspector can let them proceed and supply the revised plans to the township. He recommended that the PC make a provision in SALDO that addresses minor changes that conform to the ordinances.

#### **4. Subcommittee Reports**

None

#### **5. Additional Business**

None

#### **6. Next Meeting**

November 03, 2022

Meeting adjourned at 8:30p