



## WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR NOVEMBER 18, 2014

The regular meeting of the Warrington Township Planning Department was held on November 18, 2014, 7:00 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

### **ATTENDANCE:**

Present: Gerald Anderson, Board of Supervisors Member, Marianne Achenbach, Board of Supervisors Member, Fred Gaines, Warrington Township Planning Commission, Timothy J. Tieperman, Township Manager, and Lee Greenberg, Director of Codes, Inspections, and Emergency Services. Staff members present were William H.R. Casey, Esq., Township Solicitor; Thomas A. Gockowski P.E, Township Engineer, and Roy W. Rieder, P.E., Director of Planning and Special Projects.

Absent: None.

### **MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE**

The meeting opened at 7:00 PM with a moment of silence and a pledge to the flag.

### **AGENDA ITEMS:**

#### **1. Approval of Minutes**

Mr. Anderson asked if there were any corrections to the minutes of October 7, 2014. The minutes were approved unanimously.

#### **2. Preliminary Plan - Sandstone Subdivision Preliminary Review**

Steven Katz appeared before the Planning Department to discuss waivers needed for plan approval. Since numerous traffic studies have been conducted at the intersection of Street Road and Phillips Avenue, a waiver of the requirement to provide a Traffic Impact Statement was deemed reasonable. Mr. Katz stated that sidewalks or a walking path would be provided along the Street Road frontage. He also discussed the centerline radius for Sandstone Court. There is concern that fire equipment may not be able to negotiate the bends proposed. Mr. Katz stated that a turning analysis had been done and that the roadway was accessible. Mr. Greenberg asked Mr. Katz to provide a copy of the turning analysis for review. Mr. Katz agreed to do so. There was also discussion of sidewalks along Sandstone Court. The subdivision ordinance requires sidewalks on both sides of new roads. Mr. Katz is proposing sidewalks only on the sides bordering Lots 2, 5 and 8.

One major concern was a zoning provision contained in Section 2317 of the Zoning Ordinance which prohibits dual frontage lots. Lots 2, 5, and 8 do not conform to this section. Mr. Katz agreed to look at the plan again to determine if there were some means of complying with this section of the zoning ordinance. An appeal to the Zoning Hearing Board to obtain

zoning relief may be needed. Mr. Anderson suggested that Mr. Katz resolve the zoning issues as soon as possible.

There was also some discussion of the use of open space and the provision of an underground basin in open space to be dedicated to the township. Mr. Katz stated that language on the plan regarding dedication to the township was in error.

### **3. Preliminary Plan - High Grove Manor Review**

Robert W. Gundlach, Jr., Esq., and Christopher Jensen, P.E. appeared before the Planning Department to discuss a recommendation for preliminary approval of the subdivision. The first item of concern was roadway widths for the interior roads of the housing area. The fire code requires a surface 26 feet wide capable of supporting a load of 70 pounds per square inch. The proposed road is 24 feet wide. It was determined that, if the depressed curbs, driveway aprons, and sidewalks are designed and certified by a professional engineer to be capable of supporting 70 pounds per square inch, the intent of the fire code would be met. Both Mr. Gundlach and Mr. Jensen agreed to this request.

Mr. Gundlach stated that his client would comply with all of the other comments contained in the Carroll Engineering Corporation review letter dated November 11, 2014. He also stated that an additional waiver would be needed regarding the requirement to match crowns in certain stormwater pipes. Mr. Jensen said that an updated waiver request letter would be presented to the township.

There was discussion concerning the stormwater management design in the townhouse area. In order to avoid excessive gutter spreading and stormwater encroachment onto sidewalks during major rainfalls, additional inlets may be required. Mr. Gockowski proposed design criteria that flow from the 10-year storm are contained at or below the top of the depressed curb and that 10-year flows not extend more than 6 feet into the cartway. Mr. Gundlach and Mr. Jensen agreed.

The next item of discussion was expansion of the Willow Knoll basin. This is an existing basin maintained by the township. The basin will be expanded to manage runoff from High Grove Manor. Some means of offsetting additional maintenance costs to the township is required. There was a suggestion that the Homeowners' Association contribute a percentage of the maintenance costs of the basin equivalent to the percentage of expansion needed to accommodate stormwater discharges from High Grove Manor. There was also a discussion of the maintenance of a stormwater pipe from High Grove Manor through Suzann Drive. Mr. Anderson gave the opinion that this must be maintained by the township since it will be constructed in a township road.

Items to be maintained by Warrington Township after development will include the loop road, stormwater piping in the loop road, loop road lighting, the Suzann Drive stormwater pipe, and the infiltration basin in the proposed park area. Mr. Gundlach and Mr. Jensen pointed out that the applicant would maintain the infiltration basin until the loop road is dedicated after

build-out of the development and that there would be an 18-month period after dedication during which the developer would remain responsible for maintenance of the infiltration basin.

Mr. Anderson made a motion that the Planning Department recommends preliminary approval to the Board of Supervisors with the condition that all stormwater management issues be resolved to the satisfaction of the township engineer. Mr. Greenberg seconded. The motion passed with a vote of 5-0.

#### **4. Sketch/Concept Plan - RHH Properties**

Robert W. Gundlach, Jr., Esq., and Mark Roth, P.E. appeared representing the developer. Mr. Gundlach reported that a meeting had been held with PennDOT on November 14 to discuss the proposed bypass from southbound Easton Road to westbound Bristol Road. He stated that PennDOT was intrigued by the approach to solve the problem at Easton and Bristol and was interested to see if the design could safely accommodate the turning movements from both Easton Road and Stagner Avenue. He also stated that PennDOT suggested the possibility of allowing left turns from the bypass road onto eastbound Bristol during non-peak hours. During the meeting, PennDOT also was shown a concept plan developed by Carroll Engineering Corporation to design a thru lane and a dedicated right-turn lane on eastbound Bristol Road. PennDOT looked favorably on the concept, but wondered if the proposed RHH development could bear the costs. PennDOT would like the traffic consultant for RHH to look at both alternatives. RHH will be conducting traffic counts to see which alternate works more efficiently. Mr. Anderson suggested that if the engineering design can be done up front, it may be possible to enter into some sort of joint venture with PennDOT to improve the intersection.

The applicant will prepare a report for review by the township engineer and return before the Planning Department on January 6, 2015.

#### **5. Zoning Activities Report**

None.

#### **6. Other Business Items - Manley Storage**

Robert W. Gundlach, Jr., Esq. appeared to discuss the proposed text amendment to the zoning ordinance. During the course of discussion the number of parking spaces was brought up. Ms. Achenbach asked if the number of parking spaces was sufficient. Mr. Gundlach replied that when customers visit their storage lockers, they normally park adjacent to the loading dock rather than in parking spaces near the driveway entrance. He stated that the designated parking spaces would be used by 1 or 2 employees and by persons visiting the office. Mr. Gundlach stated that the sketch plan showed that the layout could accommodate a tractor trailer entering the site and turning around; normally the largest vehicle to enter the site will be a box truck and not a tractor trailer. Mr. Gockowski asked about the right-of-way line depicted on the plan. It is entitled "DEED ROW" rather than legal ROW or ultimate ROW. He was concerned because setbacks need to be dimensioned from the ultimate ROW and that it did not seem possible to

push the building further away from Easton Road without violating the rear setbacks. Mr. Gundlach stated that this would be clarified.

Mr. Gaines questioned the increased building coverage allowed by the proposed text amendment. Mr. Gundlach stated that there was a verbal agreement with the property owner to the rear to obtain an easement to allow the use of vacant areas of his property for stormwater management and that this offsets the building coverage. He also stated that the developer was going to install some stormwater improvements on the property to the rear to correct some existing stormwater problems.

Mr. Gundlach said that the applicant would be ready to appear before the Board of Supervisors on December 9 for consideration of the text amendment and a public hearing for the conditional use and that the required advertisements were already done with the approval of the Board of Supervisors.

#### **7. Other Business Items - Proposed CBD Zoning Text Amendment**

Township staff is proposing a text amendment to the CBD district. The purpose of the amendment is to enable retail uses, video game arcades, and personal service uses. Enacting this text amendment will enable allow existing CBD developments to be fully utilized. Ms. Achenbach made a motion to forward the proposed amendment to the Board of Supervisors on December 9 to be authorized for advertisement; Mr. Gaines seconded. The motion passed by a vote of 4-0-1, with Mr. Anderson abstaining to avoid a potential conflict.

#### **8. Waiver Requests**

None

#### **9. Conditional Use Applications**

None for this meeting. Conditional use applications are pending for Manley Storage, RHH Properties, and the Cardamone Cluster Development Major Subdivision.

#### **10. Planning Commission Activities**

Mr. Gaines stated that the Planning Commission would meet Thursday, November 20. He said that the Planning Commission would be working with the guidance from the Board of Supervisors to consider possibilities for development in the western end of the township. Initial coordination has been done with the Bucks County Conservation District and some statistical data has been obtained from the tax collector. Mr. Gaines suggested possible tax abatements for set periods (for example, five years) to be an incentive for development. Mr. Casey said that, under current law, neither the township nor the school district has the legal authority to offer such abatements. Mr. Anderson asked Mr. Tieperman to propose a resolution to be presented at PSATS to propose legislation to obtain that authority.

**11. Economic Activities**

A proposal for a large LED sign at Valley Square was shown. Township staff will conduct further research into the proposed sign to identify potential zoning issues.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 8:45 PM. The next meeting will be January 6, 2015, at 7:00 PM.

Respectfully Submitted By:



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Timothy J. Tieperman, Township Manager