

Warrington Township Planning Commission

Minutes for December 1, 2011 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. December 1, 2011 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Shirley Yannich	Chairwoman
Madeline Sturm	Vice-Chair
Douglas E. Skinner	Secretary
Joseph Balent	Member
Fred Gaines	Member
Ted Piotrowicz	Member
Richard Wieland	Carroll Engineering
Roy Rieder	Director of Emergency Services, Inspections & Permits

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

3. Public Comment

Mike Kelly, 135 Muirfield Ln

Mr. Kelly asked when the meeting agendas and minutes were supposed to be posted on the website. The postings are behind. This will be corrected as soon as possible.

4. New Business

4.1 Consider the Land development application for MJS investments (TJ Smith's) TMP 50-26-92, 1585 Easton Rd

Tom Hecker, Attorney and Krista Holmes (Langan Engineering) were representing this application this evening. The plan for this application is to expand the parking area, but there is no building expansion proposed. The additional parking is necessary because of a change in ownership of the former Holbart's property. The new owner is not allowing the patrons of the restaurant to use their parking after their business hours. The property is already a lawful non-conforming use since the restaurant is in the R2 zoning.

The Zoning Hearing Board has approved the expansion of the parking area. The Planning Commission's role was to make the best decisions regarding the zoning and ordinances.

There are numerous constraints on this property which makes expanding the parking difficult. There is a sewer easement from Easton Rd to the sewer pumping station to the back corner of the property. Also, there is a stream across the back of the property and a bridge maintenance easement along Kelly Rd.

This plan is to add 24 parking spaces, for a total of 84 spaces with a walkway and plantings.

One of the conditions from the Zoning Hearing Board variances that had been granted was that there were four additional evergreen trees added to the buffer for the residential property next door to enhance the existing vegetation. Shrubbery was added between the entrances (between the old and new parking lots) as a further condition. The existing arborvitaes along the back of the parking lot are to be removed.

No additional lighting is proposed. There is an existing light on the power pole in the center of the proposed parking area.

Variance #2 was for the proposed sidewalk with buffering landscaping. Curbing and storm drains are not proposed. The storm water management is sheet flow to the 4 ft. gravel seepage pit surrounding the parking area. This is to filter the run off from the pavement. Guiderails along the stream will be needed.

Carroll Engineering letter 11/22/11

SALDO Waivers

There were no objections to any of the waivers.

Item 1: It was commented that the guiderails, which start at the pump stations fencing, should be constructed to ensure public safety, children in particular.

Item 4: The applicant agreed to review the proposed plantings ordinance for options for plantings.

Item 5: This waiver is being withdrawn. The applicant decided that they will be using stamped bitumous asphalt for the connecting sidewalk.

The Planning Commission and applicant decided that an additional waiver with conditions is required for item 2 in the SALDO comments. There needs to be a waiver to cover the access to the sewer easement by the township. This would need to have acceptable language indicating for the access to this easement and the restoration if access is needed. The sections of the guardrail need to be removed separately in the case of repairs.

The applicant stated they will comply with this letter.

The storm water concerns will be addressed with Carroll Engineering and to their satisfaction.

The Bucks County Planning Commission does not need require review since there is no building planned. They have stated that they will sign off with the payment of the fees.

On a motion by Ms. Sturm and seconded by Mr. Balent, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors preliminary plan approval for the land development plan for the MJS investments at 1585 Easton Rd, with the following

conditions::

- The additional waiver regarding the access to the sanitary sewer easement
- The clarification of the guardrail requirements making it safer for the public for child safety specifically
- The applicant agreed to review the proposed planting ordinance for the proposed plantings.

This motion passed by a vote of 6-0.

Mr. Piotrowicz – Yes

Mr. Balent – Yes

Ms. Sturm – Yes

Mr. Gaines – Yes

Mr. Skinner - Yes

Ms. Yannich - Yes

5. Old Business

5.1 Continue discussion of proposed test change to Chapter 27, Section 2312, Animals and Animal Shelters as requested by the Board of Supervisors

The Planning Commission discussed the revisions to the amended Ordinance 2312 and found no problems with the revisions.

On a motion by Mr. Skinner and seconded by Mr. Piotrowicz, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors the adoption of the amended Section 2312 of Chapter 27 regarding Animals and Animal Shelters as revised. This motion passed 6-0.

Mr. Piotrowicz – Yes

Mr. Balent – Yes

Ms. Sturm – Yes

Mr. Gaines – Yes

Mr. Skinner - Yes

Ms. Yannich - Yes

6. Approval of Minutes

6.1 November 3, 2011

On a motion made by Mr. Balent, seconded by Mr. Gaines, the Warrington Township Planning Commission voted to approve the minutes of November 3, 2011. This motion passed by a vote of 6-0.

7. Posting of Minutes

7.1 November 17, 2011

On a motion made by Mr. Skinner, seconded by Ms. Sturm, the Warrington Township Planning Commission voted to post the minutes as of November 17, 2011 as revised. This motion passed by a vote of 6-0.

8. Adjournment

The meeting adjourned at 9:05 with a motion Mr. Balent, and seconded by Ms. Sturm by a vote of 6-0

Recorder: Amy Organek