

**Warrington Township Planning Commission
2016 Annual Report**

The Warrington Township Planning Commission submits the following report to the Governing Body in accordance with the Pennsylvania Municipalities Planning Code Article 11, Section 207; “-The Commission shall keep a full record of its business and shall annually make a written report by March 1st of each year of its activities to the governing body...”

Planning Commission Members – 2016

Citizen members	Chair
Richard Rycharski	Vice-Chair
Ben Redd	Secretary
Vince Evans	Member
Fred Gaines	Member
Ted Cicci	Member
William Connolly	Member
Nancy Beresovoy	Member (resigned October 20)
Joseph Balent	Member (February – December)
Brian Shapiro	Alternate Member

Staff and Support

Roy W. Rieder, P.E.	Planning and Zoning
Cindy Vanhise, P.E.	Township Engineer
Amy Organek	Recording Secretary

Meeting Dates

January 7 and January 21	February 4 and 18	March 3 and 17
April 7 and 21	May 5 and 19	June 2 and 16
July 7 and 21	August 18	September 1 and 15
October 6 and 20	November 17	December 1 and 15

Miscellaneous Business and/or Actions-2016

January 7th,

1. Reorganization results;

Chairman	Fred Gaines
Vice Chair	Ben Redd
Secretary	T.R.Vincent Evans
Member	Richard Rycharski
Member	Ted Cicci
Member	Nancy Beresovoy

2. Review application for cell tower at 160 Titus Ave.

Carroll Engineering was satisfied with this plan, Lee Greenberg asked that the tower have 911 access. The Planning Commission unanimously voted to recommend conditional use approval.

3. Pileggi application for rezoning.

Mr. John Pileggi stated that he wanted to see if there would be any interest in his concepts for developing his property as an age-restricted 55+ adult community if the rezoning application is passed; after much discussion from the PC and two neighbors of the property there was a positive vote to at least continue - possibly with the change to single family homes, non-age-restricted.

4. Stone Manor Resolution (informational only)

To develop the last pad site with a 5-story apartment building, they were asked to consider 3 stories only.

January 21st

1. Cardamone Rezoning Application.

There were previous zoning issues based on continuation of the business, and it appeared that rezoning would create a non-conforming use, the vote was to table pending receipt of additional information.

2. Eble application for rezoning from RA to R1.

The plan is to allow 4 lots maintaining the preservation of much of the natural resources on the property and the integrity of historical buildings. The vote was to recommend.

3. Gorman Enterprises Land Development Plan.

Asking for a somewhat large storage building on the property to allow storage for the business, there were several issues as presented and the vote was to table so the Applicant could amend his plan.

February 4th

1. Application for conditional use by the Warrington Fellowship Church.

Specifically, to add a handicapped bathroom. Seeing no issues, it was voted to recommend approval.

February 18th

1. Review and comment as to plan for Noble Learning Center (day care) along Valley Square Blvd.

There were questions as to the size of the parcel, vacation of paper streets, number of parking spaces, the safety of that section of the boulevard and the need for more daycare.

2. Discussion of the comprehensive plan

3. Selection of new Chair

Fred Gaines resigned as Chairman due to his appointment as a Township Supervisor. Mr. Rycharski was unanimously voted as new Chairman.

March 3rd

1. Comprehensive Plan

Lynn Bush, Dave Zip and Maureen Wheatly from the Bucks County Planning Commission presented their proposal for the WTPC. After much discussion, it was decided to follow through

2. Discussion of Johnson Controls proposal to upgrade Street lighting to LED

March 17th

- 1. Additional discussion of street lighting as to cost, future repair/maintenance and wattage**
- 2. Discussion of Planning Commission Administrative Procedures and By-laws.**

April 7th

1. Joint Workshop with Board of Supervisors

In depth discussions as set forth in the minutes a very successful workshop leaving a desire for more

2. Review TCL holdings subdivision plan.

As no one was present to represent it was voted to table

3. Review and make recommendations as to permanent opening or closing of Park Road

Tom Zarko, CKS Engineering made a presentation of the traffic study and made recommendations. There was a considerable amount of public comment as outlined in the minutes. A plan of action motion was passed as follows

- open Park Road to two way traffic
- install a 5-foot trail on the north side
- install additional speed humps
- do periodic traffic studies once loop road is open
- widen road if traffic counts merit
- include increased Police Patrols

April 21st

1. Review and make recommendations on scope of work to be performed by Bucks County Planning Commission

As to revisions to the Comprehensive Plan. A motion was passed to recommend to the BOS that this contract should be formalized

2. Cardamone rezoning plan.

Tabled pending additional information

3. Review amended final plan for state farm (formerly Yarmark)

Recommended for final approval

May 5th

The Planning Commission lacked a Quorum this evening

1. Discussed final plan for TLC holdings.

Unofficially agreed there was no objection to preliminary and final approval of this application

2. Review façade improvements at 25 Easton Rd.

After discussion it was agreed that this applicant return at a later date with material samples

May 19th

1. Review façade improvements for 25 Easton Rd.

The Applicant had proper plans and presented materials to be used. The recommendation was to approve

June 2nd

1. Review and make recommendations as to preliminary Sandstone subdivision.

There was considerable discussion as outlined in the minutes particularly as to maintaining existing trees. It was decided to table this application to give the developer time to work on the recommendations as made.

2. Additional discussion as to the comprehensive plan

June 16th

This meeting was a workshop to discuss survey results, and discuss concepts of consideration for future re-zoning applications in relation to the comprehensive plan

July 7th

1. Review Gorman Enterprises. Land Development Plan (tabled 3/3)

Reduced building size, there were still concerns about the ultimate use of the building, no traffic study as yet, need an evaluation of grading and several other concerns. The decision was to again table until these issues were addressed.

2. Discussion and review of the open space map in regard To TDR'S and creation of open space

3. Reviewed and discussed survey comments

July 21st

1. Reviewed status of coordination with other advisory boards input to Comprehensive Plan

2. Review and discuss summary of meeting with BCPC

3. Discuss August presentation/discussion with Ann Toole's presentation of open space report

Aug 18th

1. Discussion with Ann Toole and Ryan Walker concerning review of the work done on the Parks/Recreation and Open space plan.

They are hoping to have a draft by year's end.

2. Comprehensive Plan Update

Lynn Bush, David Zipf, and John Ives from BCPC presented work done to date as presented in the minutes and included a discussion on commercial development on the 611 corridor.

3. Discussion concerning appropriate zoning districts for the growing and selling of medical marijuana with the intent of getting in front of any possible applications.

It was decided that P1-1 or P1-2 would be the most appropriate and this should be sent to the solicitor to draft the appropriate ordinance

Sept.1st

1. Comment on 7 lot subdivision plan (Sandstone)

Reworked the plan to save as many trees as possible as requested and included a conservation easement. Decreased the lot number to seven. Plan will be presented to BOS

2. Comment on Keene sketch plan for 3 new lots and a lot line change on Kelly Rd.

3. Review and make recommendations for amended final plan for Highgrove Manor

A new purchaser wishes to increase building size and add 2 more pumps to site reviewed all revisions, several comments regarding non-compliance with corridor overly requirements. Applicant will comply and return with requested information at a later date.

4. Review status of coordination with other advisory boards regarding input to Comprehensive Plan

Sept.15th

1. Review and make recommendations for Lester Minor Subdivision (preliminary and final)

Create a single lot for a single home. Discussed storm water and conservation easements. sked for reassurance that there will be no requests in the future. Motion to approve with conditions as in minutes

2. Further review of input to Comprehensive Plan

3. Discussed revision to SALDO to include LED street lights as a requirement for new developments

Oct.6th

1. Discussion of revision to SALDO to establish a time interval between minor subdivision on a parent parcel.

Mr. Clemons will draft an ordinance for consideration at a later date.

2. Discussion of desired revisions to SALDO section 314, Lighting.

A motion was passed to recommend the BOS revise Section 314 by replacing high pressure sodium with light emitting diodes

3. Comprehensive Plan discussion of how to incorporate input from various groups.

Oct.20th

1. Planning Commission Resignation

Ms.Beresovoy tendered her resignation. It will be recommended to BOS that Mr.Connolly be moved to full membership

2. Review and make recommendations Highgrove Manor Amended Final plan.

There was considerable back and forth as presented in the minutes including five items for the Applicant to consider particularly concerning lack of a crosswalk from the new townhomes. The applicant granted a 30-day extension of review period but asked to remain on the BOS agenda of October 25

3. Comprehensive plan

A motion was passed to forward aAll gathered information to BCPC for inclusion

Nov.17th

1. Amended Final for Highgrove Manor.

As outlined in the minutes, most of the questions from October 20th have been addressed A motion was passed to recommend to the BOS preliminary plan approval with the condition that the applicant provide a protected crosswalk near the entrance on Anderson way, should this not be done, the recommendation is for denial

2. Preliminary and final approval for Shihadeh Minor Subdivision (Grady Ave, a paper street)

There was a discussion of improvements needed on the roadway as to width and remaining gravel. There are no planned buildings. A motion was passed to recommend preliminary and final approval to the BOS with these conditions:

Compliance with CKS review letter

Roadway improvements to Grady Avenue -widening and gravelling

3. Comprehensive plan.

David Zipf BCPC has received all comments and should have a draft in the near future

4. RA Revisions

Mr.Connolly has reviewed RA zoning and made his comments to present at a future meeting

Dec.1st

1. Comprehensive Plan

BCPC was asked to complete a revised draft for the entire plan. Reviewed status of coordination with other advisory boards as to input

2. Discussed concepts for possible amendments to Part 4, RA and RAA districts

3. Discussed Zoning Ordinance Amendments as requested by BOS to include TDR's, Big Box provisions, Corridor Overlay provisions and increased time requirements between subdivision applications for the same property

Dec.15th

- 1. Status of coordination with other boards tabled**
- 2. Continued discussion of concepts to amend Zoning Ordinance**
- 3. Status updates of amendments as requested by BOS**

Respectfully submitted this 31st day of January, 2017.

T.R.Vincent Evans
Warrington Township Planning Commission Secretary