

# Warrington Township Planning Commission

## Minutes for August 18, 2011 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. August 18, 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
Michael Murphy	Absent
Joseph Balent	Member
Fred Gaines	Member
Ted Piotrowicz	Absent
Ken Yeager	Carroll Engineering
Roy Rieder	Director of Emergency Services, Inspections & Permits

### **1. & 2. Call to Order/ Pledge of Allegiance:**

The meeting opened with the Pledge of Allegiance

### **3. Public Comment - none**

**Agenda was adjusted in consideration of the applicants**

### **4. New Business –**

#### **4.1 Zoning map change for 34 parcels in the Neshaminy Gardens Between Bradford Ave, Grady Ave, Street Rd and Tohickon Ln. R2 Medium Density Residential to R2-I Residential Infill**

The area adjoining this had been rezoned, but this was missed in the rezoning. Janice Devito was present this evening and gave a brief history of this rezoning issue. This application has been open since 2006. There were storm water issues that have been resolved and there are ongoing improvements that should resolve the problems.

On a motion by Ms. Sturm and seconded by Mr. Skinner, the Planning Commission voted to send a letter to the Warrington Township Board of Supervisors acknowledging this rezoning application and recommending the rezoning. This motion passed with a vote of 4 -0-1, with Mr. Gaines abstaining.

#### **5.1 Spring TDR – 199 Folly Rd (TMP 50-10-10-2)**

Ms. Sturm reported on the work from the TDR sub-committee for this application. The TDR Board met and walked the property. The determined the property is developable and level. The request for 1.5 credits for natural resources was questioned and it was discussed that .5 credits would be more appropriate. Phase 1 environmental survey needs to be completed and submitted. The deed survey and title report has been completed and needs to be submitted to the township.

The Carroll Engineering letter of 7/18/11 will comply with the exception of the calculation of the natural resource credit already address in subcommittee. The credit will be .5 rather than 1/5.

There are two neighbors that may be coming in to make TDR application.

In a motion by Ms. Sturm and seconded by Mr. Balent the Warrington Township Planning Commission voted to recommend the Spring TDR application to the Board of Supervisors with the following conditions:

1. Complete the Phase 1 environmental study
2. Provide a current title report
3. Revise the calculations worksheet to show the .5 credit for the natural resources.
4. Update the plans to show the unusable land
5. They will comply with the Carroll Engineering letter of 7/18/11

The motion passed 5-0

#### **4.2 Gateway District zoning status update**

There was discussion from the meeting in Horsham Township regarding the plans for the air base and the impact it could have on Warrington Township was discussed in relation to what can be done with this zoning change.

The draft for this ordinance is complete and waiting for the meeting with the owners and stakeholders. The Board of Supervisors needs to approve the stakeholder meeting.

In a motion by Ms. Sturm and seconded by Mr. Gaines, the Planning Commission voted to have a letter sent to the Board of Supervisors encouraging them to call the meeting of the stakeholder for the Gateway zoning district rezoning. The motion passed 5-0.

Mr. Showalter asked that they review the setbacks for corner properties to allow for development.

#### **5.2 Census Workshop – September 7 2011**

Mr. Balent and Mr. Gaines both wished to attend the census workshop. It was agreed that this would be requested and both were approved to attend if approved by the Board of Supervisors. Mr. Murphy would be given a chance to attend in someone's place if he chooses since he is the chair for the census subcommittee.

#### **5.3 Zoning Ordinance Review**

Mr. Gaines was charged with reviewing the definitions section to evaluate if the ordinance revisions required are possible to be handled by the Planning Commission or if they should be done by an outside agency.

#### **5.4 American Planning Association, PA Chapter Memberships**

This association membership is applied for by the township and usually is \$120-\$140. This membership provides discounted conference fees and a newsletter. Ms. Yannich feels this would be useful and she will request this through the BOS.

#### **6. Approval of Minutes**

**6.1 June 16, 2011**

On a motion made by Mr. Skinner, seconded by Ms. Sturm, the Warrington Township Planning Commission voted to approve the minutes of June 16, 2011 as amended. This motion passed by a vote of 5-0.

**7. Posting of Minutes**

**7.1 July 7, 2011**

On a motion made by Mr. Skinner, seconded by Ms. Sturm, the Warrington Township Planning Commission voted to post the minutes of July 7, 2011. This motion passed by a vote of 5-0.

**8. Adjournment**

The meeting adjourned at 9:00 with a motion by Mr. Skinner, and seconded by Mr. Balent by a vote of 5-0

Recorder: Amy Organek