

Warrington Township Planning Commission

Minutes for November 3, 2011 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. November 3, 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	Absent
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

4. New Business

4.1 Discuss proposed SALDO revisions to Chapter 22, SALDO section 319 (Storm water Management), 324 (Nonresidential developments), 325 (planting) and 326 (Landscape Performance Standards)

John Ives, landscape engineer from Carroll Engineering and Lynn Laurelli from the Environmental Advisory Council (EAC) presented the proposed ordinance regarding plantings and landscaping standards. The goal of this proposed ordinance is to update the existing standards including an updated plantings list encouraging the use of native plants and trees and “green” practices. Also, the standards set forth in the ordinance will help manage storm water in accordance with the new storm water ordinance.

The stricter design standards will make reviewing plans easier and require a diversity of plantings. Many of the standards were based on models from surrounding municipalities

The ordinance was discussed specifically the landscape design requirement with particular focus on the requirements for

- Street trees – spacing and additional requirements
- Buffers – there was no change in the width, but the density and the types of plantings were changed. The type of buffers required need to be defined (softening or screening buffers)
- Off street parking - Concern was voiced for the enforcement of overgrown plantings and maintenance issues for parking lot landscaping. The site lines need to be protected and enforced.
- Drainage – emphasis on the best management practices. After **g) basin perimeter plantings**, letter H) is to be added to clarify basin perimeter plantings and buffering if the basin is on a residential property. The buffering distance from the house and amount of screening are to be

discussed in zoning subcommittee.

- Site element screenings – clarification is needed for the additional requirements for screenings for things such as dumpsters
- Individual lot landscaping requirements – help mitigate the impact of building.
- Rare, threatened and endangered plants – this includes historic preservation

The new plantings list was reviewed with some minor suggestions made in the wording for the headings

It was agreed that the zoning subcommittee would review this before the next meeting so it could be brought for approval.

5. Old Business

5.1 Continue discussion of proposed zoning ordinances text change to Chapter 27 Zoning, Section 2312 Animals and Animal Shelters

The ordinance and Ms. Yannich's proposed revisions were reviewed.

On a motion made by Mr. Balent, seconded by Mr. Gaines, the Warrington Township Planning Commission voted to approve the proposed draft amendment as revised. The motion passed 5-0.

It was still suggested the nuisance ordinance be reviewed as well to strengthen them.

6. Approval of Minutes

6.1 August 18, 2011

On a motion made by Mr. Balent, seconded by Mr. Skinner, the Warrington Township Planning Commission voted to approve the minutes of August 18, 2011. This motion passed by a vote of 5-0.

7. Posting of Minutes

7.1 October 20, 2011

On a motion made by Mr. Balent, seconded by Mr. Skinner, the Warrington Township Planning Commission voted to post the minutes of October 20, 2011. This motion passed by a vote of 5-0.

8. Adjournment

The meeting adjourned at 9:30 with a motion Mr. Balent, and seconded by Ms. Sturm by a vote of 5-0

Recorder: Amy Organek