

Warrington Township Planning Commission

Minutes for November 1, 2012 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:32 pm. November 1, 2012 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Douglas E. Skinner	Absent
Fred Gaines	Vice-Chair
Madeline Sturm	Secretary
Ted Piotrowicz	Member
Ben Redd	Member
Dennis Gordon	Member
Richard Rycharski	Member
Ken Yerger	Carroll Engineering - 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. Old Business

a. Workshop discussion on a Warrington Business Gateway Overlay

The stakeholders had been invited for this workshop for their input with the current plan to make the Gateway District an Overlay District rather than a rezoning. This workshop was a follow up to the stakeholders meeting from April when there were numerous suggestions from the public.

Mr. Gaines began the discussion with a short PowerPoint presentation reviewing the changes that have been proposed since the April meeting.

Key points to the PowerPoint:

1. Goals:
 - a. Lot consolidation
 - b. Increase property values
 - c. Reduce access points onto 611
 - d. Sidewalks & bike paths
2. Relocate the section 330 of the SALDO to the Zoning ordinance section
3. Existing nonconforming properties are grandfathered by right
4. New units must conform to their existing districts
5. This adds conditional uses through the Overlay District. By leaving the uses conditional and requiring approval by the Board of Supervisors, there are controls in place. The proposed criteria for the conditional uses are:
 - a. Conform to Comprehensive Plan
 - b. Best interest of Township

- c. Suitable for property
 - d. Must conform to Gateway District
 - e. Must conform to Traffic requirements
 - f. May not create a nuisance or hazard
 - g. May need screening
- 6. Lists conditional uses
 - 7. List of Architectural Standards
 - 8. List parking standards
 - a. Access to adjoining properties is a requirement
 - b. Lower the parking requirements to match the use
 - c. Encourage cross easements
 - d. Side and rear parking preferred

All properties fronting on Easton Rd are included and a couple of deeper properties.

For the use of a conditional use, they can use the existing zoning or the overlay requirements depending on what they wish to do with the property. They can use the existing zoning with all the standards or the overlay with the requirements for the overlay. They can apply to the Board of Supervisors for the conditional use or the Zoning Hearing Board for the variance.

The cross easements and the limiting of the access onto Easton Rd will mean neighbors will need to work together for access. This could result in cost reductions or sharing.

TDRs can be used for these properties with the Overlay District regardless of the base zoning.

Parking is preferred in the back and side, but is not disallowed for the front. A 15 Ft buffer with vegetation screenings allow for sidewalks and shields the roadway from the lights from the cars parked facing the road. There was discussion if there were alternatives to the 15 ft. buffer with screening, ie: a wall with landscaping or limiting the angle and location of the parking in the front of the building. This will need to be researched and defined.

This has evolved from the original village concept.

The definition of “public space” needs to be included or renamed.

The comments are to be complied and another meeting will be scheduled.

Adjourned the workshop at 8:45 –to the regular meeting

b. Consider and make recommendations for amendments to zoning ordinances Chapter 27, Part 4, Section 411 of the Warrington Township Code of Ordinances.

There have been several revisions of this ordinance, including the revision by the Bucks County

Planning Commission. Staff has put all the comments from Bucks County, Mr. Wieland of Carroll Engineering and the Planning Commission in to the document now under review.

The Planning Commission reviewed the draft ordinance and made suggested changes to the standards and definitions.

There was discussion on the definition of semidetached. The Planning Commission wanted to make sure there was a solid definition for this type of housing.

The changes for the standards were as follows: (only the changes are noted, all others remained as drafted)

Lot width – 65Ft. for semi detached

Front setback – 35ft for singles and 30ft for semi detached

Side yard – 0ft and 25ft to the property line for semidetached

Revert to Mr. Wieland’s comment for Singles

Rear yard - Revert to Mr. Wieland’s comment for Singles and semi detached

Building Coverage – 25% for Singles and semi detached

Maximum Impervious – 50% for Singles and semi detached

Minimum building separation is removed entirely

The punctuation and numbering will be cleaned up.

The opening was reworded to ensure any future revision or amendments can easily be included.

In a motion by Ms. Sturm, and seconded by Mr. Gordon, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors the Draft Zoning Ordinance for TDRs with noted revisions. The motions passed 6-0.

Mr. Piotrowicz – yes

Mr. Gaines – yes

Ms. Sturm – yes

Mr. Redd – yes

Mr. Gordon – yes

Mr. Rycharski - yes

5. New Business - none

6. Subcommittee Reports

TDR committee was commended for their work.

7. Approval of Minutes

7.1 October 4, 2012

On a motion made by Mr. Piotrowicz, seconded by Mr. Gordon, the Warrington Township Planning Commission voted to approve the minutes of October 4, 2012. This motion passed by a vote of 5-0-

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Mr. Piotrowicz – yes

Mr. Gaines – yes

Ms. Sturm – yes

Mr. Redd – Abstain

Mr. Gordon – yes

Mr. Rycharski - yes

8. Posting of Minutes

8.1 October 18, 2012

These needed additional work and will be resubmitted for next meeting.

9. Forward Agenda Items

10. Adjournment

The meeting adjourned at 10:05 with a motion by Mr. Gaines,. This motion passed by a vote of 6-0.

Recorder: Amy Organek