

# Warrington Township Planning Commission

## Minutes for October 3, 2013 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:32 pm. October 3, 2013 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Fred Gaines	Chair
Dennis Gordon	Vice-Chair
Madeline Sturm	Excused
Ted Piotrowicz	Member
Ben Redd	Member
Richard Rycharski	Member
Vince Evans	Member
Ken Yerger	Carroll Engineering
Roy Rieder	Codes, Inspections, and Emergency Services

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

The meeting opened with the Pledge of Allegiance

### 3. Public Comment – none

### 4. Old Business –

#### a. Farabee Minor Subdivision

Steve Harris (Harris & Harris) and Doug Rossino (Gilmore and Assoc.) were present this evening for this application. This subdivision plan involves moving the lot line and subdividing the corner lot into two lots. The existing house will be demolished prior to building two homes on the new lots. This is a follow up appearance from last meeting. There is a revised letter with an updated waivers list.

The major concern at this time is if this is a major or a minor subdivision. The concern is that the addition of the moving of the lot line to the division of the front lot, which could potentially allow for later subdivision of the back lot.

There does not seem to be a problem with waivers 2-9, just the change from a major to a minor subdivision in waiver 1. There was extended discussion regarding this waiver and the possibility of vacating the paper street (Evergreen) along with the ramifications of vacating or not vacating the street. The engineer said they were offering the right of way access because they were unaware of the 21 year rule regarding paper street vacating. The applicant said they would take the plan, clean it up to work with the information regarding vacating the paper street and be back before the Planning Commission. There were questions in the survey work and it was questioned if the measurements were correct. This will be part of what they are cleaning up and confirming.

Mr. Gordon motioned to approve waiver #1, Mr. Evans seconded. The motion did not pass 2-3-1.

Mr. Redd – no                      Mr. Gordon – yes                      Mr. Piotrowicz – abstain                      Mr. Gaines - no  
Mr. Rycharski - no                      Mr. Evans – yes

Mr. Gordon motioned to deny approval doesn't conform to the requirements of a minor subdivision. Mr. Redd seconded. The motion passed 3-2-1.

Mr. Redd – yes                      Mr. Gordon – yes                      Mr. Piotrowicz – abstain                      Mr. Gaines - yes  
Mr. Rycharski - no                      Mr. Evans – no

b. Continue review and discussion of an ordinance revising sections of Part 5 and Part 7 in Chapter 22 SALDO

They thought there was to be a revised draft distributed. This was tabled till the revisions can be drafted and sent.

c. Discuss further edits to the proposed Warrington Business gateway Overlay District Page 7 – picture of where to start.- cross section to show where the building setbacks should be. This was held off till next meeting – Ms. Bush could not make it this evening.

For the Loop road ordinance and plan, the Planning Commission suggests that making the two commercial uses conditional. Making the uses conditional will help to make sure the proper conditions are in place and decided on a case by case basis.

Mr. Gaines made a motion to recommend to the Board of Supervisors that these commercial uses be made conditional. Mr. Gordon seconded. The motion passed 5-0-1.

Mr. Redd – yes                      Mr. Gordon – yes                      Mr. Gaines - yes                      Mr. Piotrowicz - abstain  
Mr. Rycharski - yes                      Mr. Evans - yes

d. Continued Comprehensive review of SALDO and Zoning Ordinance

By next meeting, what has been done will be disseminated to the Planning Commission and the remaining items to be revised can be partitioned into manageable sections.

**5. New Business**

a. Discuss proposed Planning Department

This is to be headed by the Board of Supervisors chairman or designee and the Planning Commission chair or their designee.

Mr. Gordon stated that the department head should have background in the planning field. A committee is a subset of the Board of Supervisors and the Commission is autonomous.

There was extended discussion regarding the responsibilities of Planning Commissions, Planning Departments and the code that sets forth these responsibilities. There was added discussion regarding the future role and responsibilities of both the Planning commission and the proposed Planning Department and the reasoning for the proposal of this change.

**6. Subcommittee Reports – none**

## **7. Approval of Minutes**

### **a. August 1, 2013**

On a motion made by Mr. Gordon, seconded by Mr. Redd, the Warrington Township Planning Commission voted to approve the minutes of August 1, 2013. This motion passed by a vote of 6-0.

Mr. Redd – yes                      Mr. Gordon – yes                      Mr. Gaines - yes                      Mr. Piotrowicz - yes  
Mr. Rycharski - yes                      Mr. Evans - yes

### **b. September 5, 2013**

On a motion made by Mr. Gordon, seconded by Mr. Redd, the Warrington Township Planning Commission voted to approve the minutes of September 5, 2013. This motion passed by a vote of 6-0.

Mr. Redd – yes                      Mr. Gordon – yes                      Mr. Gaines - yes                      Mr. Piotrowicz - yes  
Mr. Rycharski - yes                      Mr. Evans - yes

## **8. Posting of Minutes**

### **a. September 19, 2013**

On a motion made by Mr. Redd, seconded by Mr. Gaines, the Warrington Township Planning Commission voted to post the minutes of September 19, 2013. This motion passed by a vote of 5-0-1.

Mr. Redd – yes                      Mr. Gordon – yes                      Mr. Gaines - yes                      Mr. Piotrowicz - Abstain  
Mr. Rycharski - yes                      Mr. Evans - yes

## **9. Forward Agenda Items**

## **10. Adjournment – 9:45pm**

Reopened meeting for Ms. Bush –

Ms. Bush arrived and did a quick review of her review work. There were pictures of examples of what the proposed ordinance. Mr. Gordon said they wanted to show the Board of supervisors the revisions and the information from Bucks County Planning Commission with the explanation that both were going to be worked together and submitted for adoption.

## **11. REAdjournment – 10:00pm**

Recorder: Amy Organek