

Warrington Township Planning Commission

Minutes for June 19, 2014 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. June 19, 2014 at the Township Building located at 852 Easton Road, Warrington, PA 18976.

The members present were as follows:

Fred Gaines	Excused - Chair
Ben Redd	Vice Chair
Richard Rycharski	Secretary
Vince Evans	Member
Ted Cicci	Member
Roy Rieder	Director of Planning and Special Projects

1 & 2 Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

3. Public Comment – none

4. Old Business

a. Discuss changes to the Warrington Township Zoning Map including to reflect actual development in the RA Zoning District.

Mr. Gaines said he did not think it made much sense to consider re-zoning any of the RA districts from RA to another zoning district without a Comprehensive Plan. Rich Rycharski said that the Planning Commission should be working on the Comprehensive Plan but have not been given any guidance from the Board of Supervisors. Does the Township want an increased number of building lots? Mr. Gaines said that was the intent.

Mr. Gaines said that he will prepare a memorandum to the Board of Supervisors asking what goal the Board of Supervisors would have in re-zoning areas of RA zoning into different zoning districts.

Mr. Redd made a motion that Fred Gaines draft a memo requesting guidance from the Board of Supervisors and stating that the Planning Commission felt that RA areas already developed show no reason to be re-zoned to other districts and that areas not already developed should remain RA. Mr. Cicci seconded. This motion passed by a vote of 5-0.

Mr. Rycharski – yes Mr. Redd – yes Mr. Cicci – yes Mr. Evans – yes
Mr. Gaines - yes

5. New Business

a. Floodplain Management

Roy Rieder stated that FEMA had conducted a Community Assistance Visit in March. A draft report was received earlier this week. The township floodplain management ordinance was first adopted about 20 years ago and needs to be updated to address some federal requirements that

are now required. The township has obtained a copy of the suggested provisions for an ordinance that addresses state and federal requirements. A draft ordinance is being prepared. Currently, the thought is to remove the floodplain management criteria from the zoning ordinance and establish them as a stand-alone ordinance in Chapter 8 of the Warrington Township Code of Ordinances and then incorporate that new Floodplain Management Ordinance into the zoning ordinance by reference.

FEMA has informed Warrington Township that a letter of final determination would be released in September 2014 and that the township could then enforce the new flood map as the best available information. The new flood map will be effective in March 2015.

b. PennDOT 611 Study

Mr. Gaines stated that he had attended a PennDOT meeting at Horsham Township on June 12. The largest transportation project in the past 25 years was the 202 project. Over the course of time, the goals first envisioned were lost. Michael Baker was on the 202 project and is the engineer on the current project. The study along 611 goes from Willow Grove along Easton Road to Edison-Furlong Road. There are two project goals driving the study: the re-development of Willow Grove NRAS and a desire to increase capacity of the turnpike by installing additional lanes between Route 1 and Norristown and implementing electronic tolling including a new eastbound slip lane at Virginia Avenue.

Easton Road has been divided into three study areas. Warrington is in Area 3 between County Line Road and Edison Furlong Road. The intent is to improve vehicular traffic flow and provide access for pedestrians, bicyclists, and mass transit. Doylestown Township wants the study area to be extended to Route 202 rather than stopping at Edison-Furlong Road.

Mr. Gaines said the he informed the participants at the Stakeholders meeting that Warrington is trying to improve traffic at Bristol/Easton by constructing a loop road to connect Easton Road to Bristol Road as well as considering a land development on the southbound side of Easton Road approaching Bristol Road.

The report is scheduled to be complete in December 2014. Report is to be the basis for design studies and implementation. The report may be used to enable the township to obtain grants to implement the plan. Planning commission has not been able to develop a comprehensive approach in the past. The plan will address shared parking and alternative transportation. A second meeting will be held in August.

Funding for the study and proposed improvements will come from Marcellus Shale and the new gas tax.

6. Subcommittee Reports – none

7. Additional Business

8. Approval of Minutes

a. May 15, 2014

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of May 15, 2014. This motion passed by a vote of 5-0.

Mr. Rycharski – yes Mr. Redd – yes Mr. Cicci – yes Mr. Evans – yes
Mr. Gaines - yes

9. Posting of Minutes

a. June 5, 2014

On a motion made by Mr. Evans, seconded by Mr. Cicci, the Warrington Township Planning Commission voted to post the minutes of June, 2014 as corrected. This motion passed by a vote of 5-0.

Mr. Rycharski – yes Mr. Redd – yes Mr. Cicci – yes Mr. Evans – yes
Mr. Gaines – yes

10. Next Meeting – July 3, 2014, 7:00 PM (subject to change)

11. Future Agenda Items

12. Adjournment – 9:15 PM

Recorder: Roy Rieder