

Warrington Township Planning Commission

Minutes for December 4, 2014 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:10 pm. December 4, 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	Excused - Member
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 –

Comprehensive Plan (CMP) review

The determination of a property's historical status was discussed as well as what criteria should be required for a historic certification. Greg Ford from the Historical Commission was scheduled to be present at tonight's meeting and discuss these criteria, but was unable to attend.

The role of the Planning Commission was discussed – are they setting the outline or reviewing what is done by an outside resource? What are the areas that can be developed and where can be redeveloped? What can be done by the Planning Commission (i.e.: rezoning recommendations, etc.) to further the vision for the township. It was decided that a broad approach would be prepared including an outline of suggested changes to the 2006 CMP, and presented to the Board of Supervisors preparatory to the next BOS workshop. Changes to any zoning ordinances could follow, based upon agreed to changes.

The need for improved transportation was discussed as a concern for the growing population and development in the township. Roads need improved and other means of transportation need to be explored.

Representatives from the EAC were present this evening to hear what the Planning Commission is doing with the CMP and what impacts their interests. Mr. Gaines had contacted the EAC as well as other committees requesting their input and comments for the vision of this plan. Ivy Ross (Vice chair) said that the EAC was very interested in providing input. Ivy also stated that she and Fred Suffian (EAC chair) would be the contact points for the EAC.

The EAC would like to see the large parcels saved for open space, particularly of concern were the Garges farm and the other fields farmed by the family in the past.

It was stated that cluster development can be examined as part of the new vision implementation, but that alone will not solve the open space issue as increases in density have to be weighed against the increased cost of municipal services and expanded traffic concerns detrimental to the goal are evaluated.

A game plan for the revision of the CMP is needed. The original objective points for the vision of the 2006 plan can be taken with each subset evaluated and removed if no longer possible due to development or the changed demographic of the population. The EAC, Historical Commission and the Open Space Task Force can be given active roles in the revision of the CMP, dealing with those parts of the plan that preserve their interests. One example was how to find open space, make it useable to the public, and still protect the environment.

Plan for the CMP revision

- Mr. Rycharski said that the Planning Commission should read the first 4 sections and be ready to discuss potential revisions and deletions at the next meeting
- Mr. Redd will develop a broad outline and approach of the plan revisions
- Mr. Gaines should solicit input from the Planning Department.
- Mr. Gaines should formalize contact with other committees and groups, establish a point of contact for each, and request comment and input on the CMP revision, and request participation in PC Workshops.
- Mr. Rycharski volunteered to review the 2006 CMP Public Survey and suggest changes to be used as input to the 2016 CMP revision.
- The Planning Commission will continue with the one meeting a month schedule dealing with this revisions and the second meeting to deal with business as needed.

Residents and EAC members in attendance:

Eric Thompson, [291 Folly Rd., EAC Member](#)
Nick & Adele Weremeychik, [138 Morning Walk Dr., EAC members](#)
Ivy Ross, [3577 Gray Fox Dr., -EAC Vice-chair](#)

5. New Business - none

6. Subcommittee Reports – none

7. Additional Business – None

8. Approval of Minutes

a. August 7, 2014

On a motion made by Mr. Redd, seconded by Mr. Rycharski the Warrington Township Planning Commission voted to approve the minutes of August 7, 2014. This motion passed with a vote of 3-0.

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

8. Posting of Minutes

a. November 6, 2014

On a motion made by Mr. Rycharski, seconded by Mr. Evans the Warrington Township Planning Commission voted to post the minutes of November 6, 2014. This motion passed with a vote of 3-0.

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

b. November 20, 2014

On a motion made by Mr. Rycharski, seconded by Mr. Evans the Warrington Township Planning Commission voted to post the minutes of November 20, 2014. This motion passed by a vote of 3-0.

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

9. Forward Agenda Items – next meeting 1/8/14

Agenda: Reorganization & CMP revisions

10. Adjournment – 9:20 pm

Recorder: Amy Organek