

Warrington Township Planning Commission

Minutes for September 5, 2019 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. September 5, 2019 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Richard Rycharski	Excused - Chair	Bob Watts	Member
Bill Connolly	Vice Chair	Shirley Yannich	Alternate
Vince Evans	Secretary		
Ted Cicci	Member	Roy Rieder, P.E.	Planning & Zoning
Herb Rubenstein	Member	Cindy VanHise, P.E.	CKS Engineers
Shawn McGuigan	Member		

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance.

Public Comment – none

1. Approval of Minutes

a. August 15, 2019

On a motion made by Mr. Cicci, seconded by Mr. Watts, the Warrington Township Planning Commission voted to approve the minutes of August 15, 2019. This motion passed with a vote of 7-0.

3. Old Business - none

4. New Business

a. Review, and if appropriate, make recommendations on a Conditional Use application for the Wade/Cardamone tract located in the RA district at the SE corner of the intersection of Stump Rd and Pickertown Rd

Mr. Conolly reviewed what this application was for and the procedure for the evening.

Mr. Joe Cardamone (applicant) and Mr. Robert Showalter (engineer, Showalter & Assoc.) were present this evening for this application

Mr. Cardamone reviewed his situation. He stated that the zoning was changed in 1993 without notifying him.

Mr. Showalter reviewed the history of the current plan and their goal that was to show they could do a good plan with the limitation of acreage, which is short of the minimum 25-acre requirement for the ordinance. Mr. Showalter then reviewed revisions to the plan since they were last before the planning commission. He reviewed how they have complied with the ordinance with the exception of the 25 acre requirement by addressing the comments in the township engineer's review letter of July 25, 2019.

Mr. Conolly itemized the points that had not been addressed from the last appearance. The lack of usable open space was a significant point of contention.

Mr. Evans stated that he opposed permitting this based on the lack of 25 acres.

Mary Jane Clemons, For her daughter a resident on Stump Rd

Ms. Clemons read a statement on her daughter stating her concerns with density.

Ivy Ross, EAC member and Open Space and Land Preservation Committee Chairperson

The open space proposed is not what the Open Space Committee is looking for nor does it meet the ordinance. Allowing this density will pave the way for others with less than the required acreage to look for relief and added density.

Fred Suffian, EAC Chair

Mr. Suffian cited several portions of a letter sent to the Board of Supervisors and the Planning Commission. The open space is unusable for the general public and it is not contiguous open space. Mr. Suffian requested the letter be submitted for the documentation of the minutes.

Mr. Suffian asked how the open space would be usable to the public with the lack of parking and access. Mr. Showalter showed where there could be parking for the trail. The access would be to a part of the trail

Michael Dempsey, 785 Stump Rd

Mr. Dempsey felt that this is an attractive development and a good use of the open space. He feels that the open space is enjoyable aesthetically.

Mary Jane Fox, 1022 Stump Rd

Ms. Fox questioned the calculation of the number of homes after the statement that they would be removing the shop potentially. There would be a total of 18 homes.

Jim Daemon

Mr. Daemon said the traffic study was done in late June, but it would be more useful to have it completed when school is in session.

Scott Gordon, Kings Ct

Mr. Gordon said that he will be able to see the development, so it will not be visible to the neighbors.

Mr. Gordon agreed that the hardship has not been proven.

Mr. Gordon asked if CKS felt that all their issues had been resolved. They have not reviewed the latest plans yet, so all the review letters are on the previous plans.

Mr. Gordon said that sidewalks are necessary.

Cathy Newcomb, 698 Stump Rd

Ms. Newcome asked about the density and what is allowed.

The land swap area that was previously discussed with the township contained a significant number of Ash trees that will have to be dealt with.

Louise Davidson, Stump Rd

Ms. Davidson asked what demand for housing is not being met. She said that she did not know of a desperate need for housing.

The existing buffering is not sufficient for any screening.

Ivy Ross

The township has received a grant to build the trail and parking area from the 202 Parkway in that area.

There was discussion where this needed to go next. Mr. Cardamone and Mr. Showalter asked that this be tabled until they can do some redesign. They will give the township a 60 extension for the decision.

5. Subcommittee Business

a. Zoning/SALDO Revision Committee

Mr. Conolly reviewed what has been received and the progress.

6. Additional Reports

a. Discussion of bylaws

There was discussion on having experts present so they can be questioned on their studies.

In a motion by Mr. Cicci and seconded by Mr. Rubenstein, the Warrington Township voted to approve the revisions for the bylaws except for the one section that dealt with meeting order section (Section VII E). The motion passed 7-0.

Next Meeting – September 19, 2019

Adjournment – 9:00pm

Recorder: Amy Organek