

Warrington Township Planning Commission 2017 Annual Report

The Warrington Township Planning Commission submits the following report to the Governing Body in accordance with the Pennsylvania Municipalities Planning Code Article 11, Section 207, "The Commission shall keep a full record of its business and shall annually make a written report by March 1st of each year of its activities to the governing body."

Planning Commission Members-2017 Citizen Members

Richard Rycharski	Chair
Ben Redd	Vice-Chair
Vince Evans	Secretary
Fred Gaines	Member
Ted Cicci	Member
Bill Connolly	Member
Brian Shapiro	Member

Staff and Support

Roy W. Rieder, P.E.	Director of Planning and Zoning
Cindy VanHise, P.E.	CKS Engineers, Inc.

Meeting Dates

January 5 and 19 th	February 2	March 2 and 16 th
April 6 and 20 th	May 4 and 18 th	June 1 and 15 th
July 20 th	August 17 th	September 21 st
October 5 th	November 2 and 16 th	December 7 th

Miscellaneous Business and/or Actions-2017

January 5th

1. Reorganization Results:

Chairman	Richard Rycharski
Vice Chair	Ben Redd, Jr.
Secretary	Vince Evans
Member	Fred Gaines
Member	Ted Cicci
Member	Bill Connolly
Member	Brian Shapiro

Public Comment:

Ms. Yannich introduced and explained the Township's Warrington Cares Employee Charity Committee and its functions.

2. Continued discussion of various chapters of the Comprehensive Plan and voted to advance Chapter VI and VII.

January 19th

1. Review and make recommendations for Geerling Tract
 - A two-step process based on cluster ordinance motion made and passed contingent on Township Engineer and Solicitor being in agreement with open space calculations.
2. Continued discussion of Draft Comprehensive Plan Chapter 8-Transportation.

February 2nd

1. Review and make recommendations to a proposed amendment to SALDO regarding minor subdivisions time frame for secondary approvals, it was decided the time between would be 10 years.
2. Further discussion of Chapter 6 Comprehensive Plan sent back to BCPC with further revisions.
3. Discussed editing language for amendments to RA and RAA districts. It was decided this should wait for the Comprehensive Plan.
4. Extended discussion on calculation of number of allowable Dwelling Units, Density and Open Space.

5. Recommended to appoint Brian Shapiro as a full member to the Planning Commission.

March 2nd

1. Discussion of Zoning Ordinance Amendments and Map Changes to get ahead of the possibility of medical marijuana. Tabled for a later meeting.
2. Continued discussion of Comprehensive Plan.

March 16th

1. Review and comment on Nolan Sketch Plan (1800 Street Rd) storage facility. Refer to minutes. Sketch plan required no vote.
2. Review Conditional use application for Sunlit Farms (Geerling Tract). Vote was to approve application with several conditions.
3. Review amendments to “Big Box Store” ordinance and proposed changes. Adoption with suggested revision was approved.
4. Continued discussion of Comprehensive Plan.

April 6th

1. Review and make recommendations regarding medical marijuana, see minutes for several discussions. Vote was taken on consolidating CBD into PI-IA with the intention that medical marijuana be a conditional use vote carried 6-0.
2. Continuing discussion of Draft Comprehensive Plan.

April 20th

1. Application of Shawn McGuigan to be a member was considered.
2. Discussion of Solicitor’s draft ordinance and zoning map changes relating to medical marijuana voted 7-0 to recommend approval by the Board of Supervisors.

3. Motion to recommend Shawn McGuigan as an alternate member of the Planning Commission passed 7-0.

May 4th

1. Joint Workshop with Board of Supervisors

- Discussed concept of modifying Cluster option in RA district.
- Ms. Seliga spoke regarding stream bank buffering for storm water management to increase from 50 to 100 feet.
- Considerable discussion followed concerning the amendment of the RA zoning ordinance as shown in the minutes.

2. Review and make recommendations concerning Sandstone

Development Stephen Katz the changes to original plan based on our input, after discussion Preliminary and final approval was voted 5-0.

3. Reviewed recommendations regarding petition for Zoning Map Amendment to St. John Neumann Cemetery. After discussion Mr. Smerconish asked that this be tabled so he might look into his options.

4. Discussed Sections 1, 2 and 3 of the Comprehensive Plan.

May 18th

1. Review and comment on land development at 500 Easton Road.

2. Discussed several options for Conservation Developments.

June 1st

1. Review and make recommendations for Land Development at the Shops at Valley Square adding a seating arrangement with fire pit. After discussion a vote was taken to send to Board of Supervisors passing 5-0.

2. Discuss options for Conservation Developments, suggested 25 acre minimum tract size, buffering requirements and preservation of forest areas. A vote of 6-0 settled on 25 acres.

June 15th

1. Review and comment on sketch plan by Gloria Dei Communities. They believe the buffering requirements should not apply. There were concerns as to position of the entrance, lighting and turning radius for emergency vehicles and overall height of the building and pervious surface.
2. Review conditional use application for the Murphy Tract, after considerable discussion (see minutes) two votes were taken one on the cluster plan and one on the TDR plan both passed 6-0-1.
3. Voted to forward the revisions to the Conservation Development for approval by the Board of Supervisors.

July 20th

1. Review and comment on a sketch plan for the Cardamone tract. The applicant was looking for direction and input. There was concern as to the number of variances required.
2. Discuss the Draft Comprehensive Plan and the next steps for approval.

August 17th

1. Review Transportation services to be provided by SEPTA.
2. Mr. Rieder to update and fix all changes in the Conservation Development.

September 21st

1. Review and comment on sketch plan to demolish and reconstruct a Wawa at Easton Road and Maple Ave.

October 5th

1. Additional discussion about the Wawa plan concerning the entrance, parking and the increased size of the building as to the lot size.
2. Review of Geerling Tract revisions; discussed sewer access and usage of TDR's; discussion as to completeness of application; all CKS comments will be addressed prior to submission. After much discussion motion was

made and passed to table for further revision.

3. A motion was made and passed to support Shawn McGuigan as a full member to the Planning Commission.

November 2nd

1. Presentation from the Bucks County Planning Commission of the Draft Warrington Township Comprehensive Plan (see minutes for particulars). After presentations, discussions and comments a motion was passed 4-0-1. Referred the Comprehensive Plan to the Board of Supervisors for approval.

November 16th

1. Review and make recommendations regarding Case Minor Subdivision. After presentation and discussion it was decided to table until they could clean up the application and address areas of concern. Voted 6-0.

2. Review and make recommendations as to Geerling Tract. All comments on review letter will be to comply and proper number of TDR's is available. A motion was made and passed 6-0 to recommend preliminary approval to the Board of Supervisors.

December 7th

1. Review and recommend renting 3400 Pickertown Rd to a private school for children. Motion to recommend to the Supervisors passed 6-0.

2. Sketch Plan for Chick-fil-a to renovate existing building adding a second lane in the drive through and remodel the kitchen. Recommendations were made.

3. Review subdivision and land development application for NTB/AUTO ZONE at 500 Easton Road. The purpose was a review of planning issues from the CKS review letter.

4. Approved Sewage Facilities Planning Module for Perry Farm (Geerling) by a Vote of 5-1.

Respectfully submitted,
Vincent Evans, Secretary to Planning Commission