

Warrington Township Planning Commission 2018 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-2018

Citizen Members

Richard Rycharski	Chair
Vince Evans	Secretary
Fred Gaines	Member
Ted Cicci	Member
Bill Connolly	Member
Shawn McGuigan	Member

Staff and Support

Roy W. Reider, P.E.	Planning and Zoning
Cindy VanHise, P.E.	CKS Engineering

Meeting Dates

January 18 th	February 1 st and 15 th	March 1 st and 15 th
April 5 th and 19 th	May 3 rd and 17 th	June 7 th and 21 st
July 19 th	August 2 nd and 16 th	Sept. 6 th and 20 th
Oct. 4 th and 18 th	Nov. 1 st	Dec. 6 th

Miscellaneous Business and/or Actions-2018

January 18th

1. Reorganization Results;

Chairman	Rich Rycharski
Vice Chair	Bill Connolly

Secretary	Vince Evans
Member	Fred Gaines
Member	Ted Cicci
Member	Shawn McGuigan

2. Review Land Development @Valley Square
Discussion tabled as application was incomplete.
3. Discussion of Goals and plan of action for 2018.
4. Bob Watts spoke as a prospective member.

February 01st

1. Discussion of major subdivision at Perry Farm (Geerling Tract)
Motion passed for final approval.
2. Review land development for Chick-fil-a determined that more
Compliance with corridor overlay was required discussion was
Tabled for more information.
3. Final discussion of Conservation Ordinance Draft, motion to forward
to BOS for comment and approval passed.
4. Discussion of Open Space Park and Recreation Report-see minutes.
5. Herb Rubinstein addressed Commission as to his application to join.

February 15th

1. Review of minor subdivision plan for 2436 Street Rd. Refer to
minutes for discussion, motion passed to send to BOS.
2. Review land development for Pathways at Warrington (Street Road)
Minutes will show considerable discussion and the application was
Tabled requiring further revision.

March 1st

1. Joint session with BOS to discuss Zoning matters concerning the
recently approved Comprehensive Plan, again please refer to

Minutes for lengthy discussions.

2. Fred Gaines asked to be reassigned as alternate member.

March 15th

1. Review Land development plan for NTB/Auto Zone at 500 Easton Rd. After considerable discussion (see minutes) a motion was passed unanimously to send final approval to BOS with comments.
2. Review a sketch plan for mini-warehouse at 2071 County Line Road. No decision required for a sketch plan.
3. Discussed legal action as to use of TDR's.
4. Mr. Connolly expressed concern as to height ambiguity in several zoning classifications.

April 5th

1. Discussion of proposed revision to RA district/Conservation Development ordinance, discussion led by Terry Clemons (township Solicitor) led to Chair asking for a clean draft to be available at next meeting.
2. Review of Land Development Plan for a self-storage facility at 1800 Street Road after discussion a motion was passed to send to BOS for approval contingent on compliance with CKS review letter.
3. Review proposed building elevations at 1409 Easton Rd. as to the Corridor overlay district requirements motion approved 7-0.
4. Review final plan Pathways at Warrington, after considerable Discussion, (see minutes) a motion passed to send approval to BOS with conditions and waivers.
5. Review and affirm previous recommendations for the Eble Tract. A Motion passed unanimously to do so.
6. Mr. Connolly and Mr. Rubenstein volunteered to join an Ad-Hoc Committee revising the Zoning and SALDO ordinances.

April 19th

1. Consider approval of land development plan for Chick-fil-a @ 160

Easton road after discussion (see minutes) a motion passed to Table for more information.

2. Mr. Connolly reviewed progress on revisions to conservation Development Ordinance.

May 3rd

1. Consider proposals from 5 consultants to rewrite Zoning Ordinances and SALDO.
2. Consider approval for an 1800 square foot building @ The Shops at Valley Square. Motion to approve passed unanimously.
3. Consider zoning changes to a portion of the property at Bristol and Easton Rds. motion approved 7-0 sent to BOS.

May 17th

1. Review sketch plan for a medical facility at Easton Rd and The Shops at Valley Square Blvd in the CR/O zoning district. Heard resident's and CKS concerns as to this development. No decisions made.
2. Discussion of the Conservation development ordinance revisions Motion was passed to send to BOS for approval.

June 7th

1. Review rezoning proposal for Eureka Village. A motion was passed to send to the BOS with the caveat that the deferred traffic study be submitted with any future land development application.
2. Make recommendations as to conformance of the new a Police Building as to the corridor overlay district, a request was made to add a secondary exit onto Easton Rd., it was mentioned that the Community room was unnecessary.
3. Review a sketch plan for an automobile dealership at the intersection of Street Road and Easton Road. It was determined that this plan as it is would not be acceptable.
4. Report from the Ad-Hoc committee overhauling the Zoning and SALDO Ordinance, ideally the zoning map should come first then the

Ordinance would back-up the map.

June 21st

1. Motion was passed to recommend to the BOS to rezone the Eble tract.
2. Discussion of improvements to Chick-fil-A changes were made as asked and a motion was passed to send approval to BOS.
3. Review proposal for a minor subdivision at 2196 Longview Rd. After Discussion, a motion was passed to send to BOS for approval.

July 19th

1. Reviewed proposed zoning text amendment regarding fireworks- Mr. Connolly and Mr. Rubenstein agreed to collaborate on a draft Ordinance to cover this use.
2. Mr. Rieder reviewed Bucks County Planning Commission's progress on various ordinance revisions.
3. There were some questions submitted as to the cemetery property.

August 02nd

1. Reviewed subdivision plan for Murphy Tract based on requirements of the Court-approved stipulation agreement motion passed to send Preliminary/final approval with stipulations to BOS.
2. Reviewed proposal of development of 108 acres at Street Road and Pickertown Road based on newly passed conservation ordinance. No position taken or required at this time.

August 16th

1. Review self-storage proposal for 2071 County Line Road after considerable discussion (see Minutes) a motion was passed to Table until revisions could be made.
2. Ms. Kushto has made revisions to the fireworks ordinance.

Sept.6th

1. Reviewed revised locations of proposed conservation areas for Eureka Quarry tract.
2. Review proposed WaWa at Easton Road and Maple Ave. Noted considerable problems with plan. Motion to table until further Developed plan with changes can be made.
3. Review potential Residential Conservation Development located on Limekiln Pike.

September 20th

1. Review proposed self-storage facility at 2071 County Line Rd. After discussion, a motion was passed to send to BOS for final approval.

October 4th

1. Review a minor subdivision plan on Paper Street portion of Evergreen Avenue. A motion was made to Table until applicant can make proper notifications.
2. Zoning/SALSO revision committee reported on progress.

October 18th

1. Ms. Kushto (Township Solicitor) reviewed the revisions to the Fireworks Ordinance as requested by PC.
2. Discussion of the ordinance dealing with storage facilities.
3. Motion to send zoning amendment as drafted to the BOS for approval.
4. Discussion on shared driveways, flag lots and vacating of paper Streets in relation to property development.

November 1st

1. Review revised sketch plan for Patient First at Easton Rd. and Valley Square Blvd. after discussion it was determined they needed to Further modify plan.

2. Mr. Cicci was nominated to serve on the Ad Hoc Police Building Committee.
3. Zoning/SALDO committee report. Mr. Connolly believes they may have a Workable plan within a few meetings.

December 6th

1. Review Farabee 11 minor subdivision application (Oak Avenue and Evergreen Avenue). After discussion and negative comments by neighbors, a motion was passed to recommend to the BOS not to approve the application.
2. Review conditional use application for directional signs at 1800 Street road. A motion was passed to recommend approval of 3 Directional signs.
3. Review sketch plan for a drive through at Rita's Water Ice, 31 Easton Road. There was no interest in this plan.
4. Review conditional use application for Morrissey Tract. There were a number of concerns discussed as to the existing plan Mr. Connolly had drawn up and proposed an alternate plan. This was accepted by Mr. McBride as a possibility discussion and was Tabled for them to look into concerns.
5. The Zoning/SALDO subcommittee reported on progress.