

Warrington Township Planning Commission

Minutes for February 6, 2020 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. February 6, 2020 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

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

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance.

Public Comment - None

1. Approval of Minutes

a. January 16, 2020

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of January 16, 2020. This motion passed with a vote of 6-0.

2. Old Business – None

3. New Business

a. Review and make recommendations on Conditional Use application 19-003 for Innovations & Exploration, LLC, STEM Pre-school at Valley Rd and Palomino Dr, TMP 50-52-555

Mr. Douglas Bagwell, Mr. Bill Holt (treasurer - Trustee), and Ms. Norda Lewis were present this evening. This will be a lease of space for the preschool with services still being held on weekends. Ms. Lewis gave her background and reasoning for this endeavor. Ms. Lewis shared visuals for the fenced area and landscaping for buffering and the footprint of the building in relation to where they will have the school. They anticipate no structural changes to the building. They have space for up to 25 students with the space available. There will be a set program starting at 9am, but there will be a before and after program for the parents' convenience.

Mr. Rieder commented that there is no record of any previous private educational use on the property. As a result, conditional use approval is required.

There was discussion on the conversations with the building and emergency services departments regarding the sprinkler requirements.

Regarding the CKS review letter, the applicant stated that she will comply with all items in the Township Engineer's review letter dated November 11, 2019. The applicant has requested waivers of the traffic impact study, the economic analysis, and environmental impact analysis.

The parking will require documentation of the spaces required and anticipated traffic pattern. Also, the sprinkler issue will need to be resolved with the Building Code Official and the Fire Marshal.

Mr. Rycharski also said that there should be a request for waiver for Land Development.

Ruth Schemm, 390 Folly Rd

Ms. Schemm asked if the approval was limited to this applicant or if it was with the property and would transfer. The question as to where or not a conditional use approval runs with the land should be answered by the township solicitor at the public hearing for the conditional use application.

William Holt, 1068 Hackney, Treasurer/Trustee

In 1975-1981 a daycare was housed in this building. There were approximately 25 children in the program.

Fred Gaines, 200 Beech Blvd.

Mr. Gaines asked if the fire marshal had approved this and expressed concern with housing a school. Ms. Lewis said they are looking into an electric fire alarm system.

Mr. Conolly made a motion to recommend to the Warrington Township Board of Supervisors approval for the conditional use application 19-0003 for Innovation & Exploration, LLC, STEM preschool with all the requested waivers and the additional waiver for Land Development. The motion was seconded by Mr. Cicci and the motion passed unanimously.

4. Subcommittee Business

a. Zoning/SALDO Revision Committee –

Mr. Connolly reported that they have finished the parking and they only have Administration and Enforcement left before it is sent up to the county for a clean draft. Enforcement needs to be toughened up and made easier to enforce.

5. Additional Business - none

Next Meeting – February 20, 2020 (if needed)

Adjournment – 8:05 pm

Recorder: Amy Organek