

# Warrington Township Planning Commission

## Minutes for June 6, 2019 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. June 6, 2019 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

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

### **Call to Order/Pledge of Allegiance:**

The meeting opened with the Pledge of Allegiance.

### **Public Comment- none**

### **1. Approval of Minutes**

#### **a. April 18, 2019**

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of April 18, 2019. This motion passed with a vote of 6-0.

### **2. Old Business**

#### **a. None.**

### **3. New Business**

#### **a. Review and comment on a proposed study area for an Act 537 Special Study**

Mr. Zarko, CKS Engineers/Township Engineer, was present this evening to present the proposed study. This Act 537 Special Study is a planning study done for sewer facilities. Previously, the Planning Commission voted not to proceed with the study.

Mr. McBride, as the applicant for the Morrissey Tract (Emerson Farm), has proposed to fund the cost of the special study. Mr. Zarko is suggesting the study include 42 properties that staff has identified that potentially meet the criteria for conservation residential development. This study is an evaluation of the development potential, projection of wastewater flows and the impact it will have on the Tradesville Sewer Plant.

There was discussion regarding growth and future development coming from this Special Study and whether the Planning Commission wants to go in that direction.

The Township's current plan was adopted around twenty-five years ago and amended five times since.

On a motion made by Mr. Cicci, seconded by Mr. Rubenstein, the Planning Commission voted to recommend to the Board of Supervisors to review the scope of the Act 537 Special Study. This motion passed with a vote of 6-0.

b. **Review and, if appropriate, make recommendations on a conditional use application on the Wade-Cardamone tract for a Conservation Residential Development in the RA district at the intersection of Stump Road and Pickertown Road.**

Robert Showalter and Joseph Cardamone were present this evening for this application. This application will be going in front of Zoning Hearing Board to seek a variance from Section 403.A(3) of the zoning ordinance to allow establishment of a Conservation Residential Development on a tract containing 18.36 acres of land where a minimum tract area of 25 acres is otherwise required.

The Planning Commission deems this application incomplete and will not make any recommendations. The application is missing an Environmental Impact Assessment and Fiscal Impact Study. [Note: Sections 2302.4.C and 2302.4.E do not mandate submission of environmental studies or economic studies. Both sections state the *'the applicant may be required'* to submit these studies.]

There was discussion regarding the Traffic Impact Study and the intersections that need to be reviewed. It was determined that the following three intersections should be studied in addition to the Pickertown Road & Stump Road intersection that was included in the submitted Traffic Impact Study: Pickertown Road & Upper State Road, Stump Road & Bristol Road, Millcreek Road and Pickertown Road.

There was discussion regarding Zoning Comments outlined in the CKS Engineers letter concerning the density bonus for forest preservation that doesn't apply and the disposition of the existing landscape contracting business.

There was discussion regarding the existing driveway from Stump Road for Lot 14 (existing home). The Planning Commission generally thought that this should be removed and a new driveway provided from the proposed cul-de-sac road which would provide for a continuous open space area along Stump Road.

The applicant stated that the proposed cul-de-sac road will be a public road.

The applicants decided to request to have their application scheduled for the June 11, 2019 Board of Supervisors meeting removed from the agenda.

c. **Review and, if appropriate, comment on the proposed revisions to the Doylestown Township Comprehensive Plan.**

Ms. Yannich stated the proposed revisions is in regard to population and housing.

The proposed revisions were reviewed by the Planning Commission starting on page 63 with no comments or concerns.

On a motion made by Mr. Connolly, seconded by Mr. Cicci, the Planning Commission voted to advise the Board of Supervisors that Warrington has no comments of Doylestown Township's revised Comprehensive Plan. The motion passed 6-0.

#### **4. Subcommittee Report**

##### **a. Zoning/SALDO Revisions**

There was discussion of the proposal for the zoning along Route 611 in three districts: the central business district, business district and the village district. Also, the revisions are proposing that all development along Route 611 to be considered as conditional use.

The County is close to being able to submit a complete integrated draft of all the land use of the propose ordinance.

The Committee has received an updated draft proposal and advised to compile comments for upcoming meetings.

#### **5. Additional Business**

##### **a. Discussion of bylaws**

Mr. Connolly informed the board that the term limits are proposed to be eliminated in the updated proposed bylaws.

The Committee should focus and comment on the section of Conduct of Meetings. The Planning Commission has the authority to hold hearings.

**Next Meeting-** June 20, 2019

**Adjournment-** 9:10 pm

**Recorder:** Leah Brown