

Warrington Township Planning Commission Minutes for November 4, 2010 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30pm on November 4, 2010 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Douglas E. Skinner	Chairman
Shirley Yannich	Vice-Chair
Steven Tiberio	Secretary
Madeline Strum	Member
Michael Murphy	Member
Joseph Balent, Jr	Member
Michael Mrozinski	Director of Planning and Development

1. Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

3. Public Comments:

None

4. Old Business:

Consideration of a proposed amendment of the zoning Ordinances to include a Town Center District.

The by-right and conditional uses were reviewed at length and minor wording changes were made to encourage development in the desired direction. Retail use was amended to read that if one acre is met or exceeded, then they are permitted 10,000 square feet per acre. It was also suggested and agreed that the Valley Square parcels that adjoin Easton Road be added into this Town Center zoning if it does not create nonconformity with the existing uses.

Trade and Business schools were moved to conditional use, all other educational uses were permitted. *Health, Wellness and Fitness Centers* was given another item naming *Other Indoor Physical Exercise*, including, but not limited to dance, karate, and gymnastics schools.

Offices was expanded to exclude the storage of vehicles over 12,000 lbs.

Business Professional was expanded to exclude the outside storage of Hazardous Materials

It was added that if combining two or more substandard lots into lots of an acre or more, they would be allowed up to 50% building coverage and up to 70% impervious surface.

In a effort to reduce the paving and impervious surface, the applicant may reduce the number of spaces provided from what is required if they meet the conditions.

In a motion by Mr. Tiberio and seconded by Ms. Yannich, the Warrington Township Planning Commission recommends to the Board of Supervisors The Town Center Zoning Ordinance change as revised as of this date. It is to be submitted to the Warrington Township Board of Supervisors and then to the Bucks County Planning Commission and the stakeholders after the Supervisors approve.

The vote passed 6-0

Mr. Skinner	- Yes	Mr. Tiberio	- Yes
Ms. Yannich	- Yes	Ms. Strum	- Yes
Mr. Murphy	- Yes	Mr. Balent	- Yes

4.2 Consideration of a proposed amendment of the Subdivision and Land Development Ordinances to revise sections 325 326 concerning Planting (street Trees) and Landscaping standards

There were some questions regarding the shrub height in relation to line of site issues and the use of non-native species.

It was suggested and agreed that this amendment be reviewed by the EAC and the landscaping engineer from Carroll Engineering.

5. New Business

5.1 Consideration of recommendations form the Transferable Development Rights (TDR) board

The creation of and process for TDRs in Warrington Township was reviewed.

There are currently two pending applications for TDRs in the township. There was some question on how the number of TDRs is being calculated and the intent of the applicant. Mr. Mrozinski will speak with both applicant and get a clearer picture of what they are looking for in regards to land retention and what are the existing features of each property. The Planning Commission would also like to see a sketch plan with the TDR submission.

6. Approval of Minutes:

6.1 September 2, 2010

On a motion made by Mr. Tiberio, seconded by Ms. Strum, the Warrington Township Planning Commission voted to approve the minutes of September 2, 2010. This motion passed by a vote of 6-0.

6.2 September 16, 2010

On a motion made by Mr. Tiberio, seconded by Mr. Murphy, the Warrington Township Planning Commission voted to approve the minutes of September 16, 2010. This motion passed by a vote of 6-0.

6.3 October 7, 2010

On a motion made by Mr. Tiberio, seconded by Mr. Balent, the Warrington Township Planning Commission voted to approve the minutes of October 7, 2010. This motion passed by a vote of 5-0-1, Ms. Strum abstained.

1) Adjournment:

With no further business to discuss, the meeting adjourned at 10:10, with a motion by Mr. Tiberio, and seconded by Ms. Yannich, with a vote of 6-0

Recorder: Amy Organek