

Warrington Township Planning Commission

Minutes for July 7, 2011 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. July 7, 2011 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Shirley Yannich	Chairwoman
Madeline Sturm	Vice-Chair
Douglas E. Skinner	Secretary
Michael Murphy	Member
Joseph Balent	Member
Fred Gaines	Member
Ted Piotrowicz	Member
Dick Wieland	Carroll Engineering
Rick Lesniak	Director of Emergency Services, Inspections & Permits

1. & 2. Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

3. Public Comment - none

4. New Business – (items were switched at the applicant’s request)

4.1 Spering TDR – 199 Folly Rd (TMP 50-10-10-2)

Robert Showalter of Showalter and Associates Engineering and John Tannozi, attorney for the applicant was presenting this application tonight.

The TDR process was briefly reviewed for the newer Planning Commission members. Ms. Sturm, Mr. Balent, and Paul Plotnick from the BOS are the members of the TDR review board. The worksheet for the calculations has been completed and they have been before the BOS already.

The applicant is requesting 8 TDRs, based on the TDR calculations worksheet. There was discussion regarding the 1.5 allotted on the worksheet for the natural resources because some of those resources were already restricted by the flood plain restrictions.

On a motion made by Mr. Skinner, and seconded by Mr. Gaines, the Warrington Township Planning Commission voted to refer the Spering TDR application for their property at 199 Folly Rd to the TDR review board of the Planning Commission. The motion passed with a 7-0 vote.

The applicant’s council asked regarding the timeline for the deed restrictions to be in place. The applicant is allowed 3 years to add the restrictions to their deed, but the applicant wishes to put them in place as soon as possible if approved.

4.2 Comprehensive Plan Update

Michael Roedig from the Bucks County Planning Commission made a presentation this evening providing a status update on the County’s Comprehensive plan update. They have held stakeholder meetings and offered a volunteer resident survey online and at community events from July –

September 2010. Some of the items they are focusing on are village planning, open space, storm water, TDRs, and hazardous materials. They are also looking to attract and retain more residents in the 25-34 year age range, the young workers group. Lack of jobs, specifically blue collar jobs, and affordable housing seem to be the largest obstacles to this goal. The Planning Commission also noted that they need to be planning for the aging baby boomer generation.

The vision statement and guiding principle statements were discussed.

A draft plan will be hopefully be available before Thanksgiving.

There will also be a variety of maps included with this plan update.

The Warrington Township Comprehensive plan was discussed from its origination through all the revisions. Other items discussed from the Warrington Township plan were the maps, the possibility and effects of revenue sharing in a variety of aspects.

There are more data releases expected in the near future from the 2010 census.

5. Old Business

A joint letter from the EAC and the Planning Commission to the BOS was drafted regarding the Native Plantings and Landscape Performance Standards. It was agreed that Ms. Sturm is to sign the letter to the BOS in Ms. Yannich's absence.

6. Approval of Minutes

6.1 June 2, 2011

On a motion made by Mr. Skinner, seconded by Ms. Sturm, the Warrington Township Planning Commission voted to approve the minutes of June 2, 2011 as amended. This motion passed by a vote of 7-0.

7. Posting of Minutes

7.1 June 16, 2011

On a motion made by Ms. Sturm, seconded by Mr. Balent, the Warrington Township Planning Commission voted to post the minutes of June 16, 2011. This motion passed by a vote of 7-0.

8. Adjournment

The meeting adjourned at 9:30 with a motion by Mr. Skinner, and seconded by Ms. Sturm by a vote of 7-0

Recorder: Amy Organek