

Warrington Township Planning Commission

Minutes for May 17, 2012 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. May 17, 2012 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Douglas E. Skinner	Absent
Joseph Balent	Vice-Chair
Madeline Sturm	Secretary
Fred Gaines	Member
Ted Piotrowicz	Member
Ben Redd	Member
Ken Yerger	Carroll Engineering
Roy Rieder	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. Public Forum

a. Discuss and consider the proposed creation of the Warrington Business Gateway District to obtain input from affected property owners and interested members of the general public.

Mr. Balent gave the history and area affected by this proposed ordinance. The proposed status of this ordinance was emphasized as well as the desire of the Planning Commission to have input by the stakeholders and public.

The process and structure of ordinances was explained.

The basics of this ordinance were reviewed, by explaining the proposed uses, area requirement, bulk standards and setbacks. It was reiterated that this is proposed and the Planning Commission is asking for comments from the owners to make this a functional and useful ordinance. The goal is to incorporate the ideas and thoughts from this meeting by August.

There was a question regarding the grandfathered status of the existing uses and limitations. It was explained that this continues unless the use is changed

The reason for this rezoning is to encourage growth in the corridor business area. If smaller properties are consolidated, there will be greater allowances for impervious coverage. Mr. Shelly stated that there need to be more/better incentives for this consolidation

It was commented that some items will be more restrictive than current with the new zoning depending on the current zoning. It was explained that because there are six districts being taken down to one, a median needed to be used.

Public Questions:

- What would be allowed when a property sold and what incentives would be offered for consolidation?
- The impact of this rezoning on the property values was asked
- Are the current uses were grandfathered and if that was contingent on the owner or if the use stayed with the property regardless if it was sold
- How large can you consolidate? What is minimum lot size?
- Have this been considered to be an overlay district? This may solve all the problems and everyone will maintain their zoning.
- The side and rear parking preference was questioned in that retail usually prefers parking in the front
- Height setback would be a problem with parking. There is a 35 ft maximum height without a setback (industrial included). Doubling setback maybe preferable
- Are drive thru restaurants allowed in the new zoning? They are permitted in some of the zonings that will be combined.
- There needs to be additional incentives such as tax breaks or allowing impervious surfaces to 75%
- Some impact will be adverse some will be positive with this new ordinance
- The zoning district would not change with greater consolidation, just the incentives
- Where do the trails/ bike paths fit in this rezoning? If we don't put the open space/ parks/ sidewalks in now, we may not every get that in.
- How much building coverage is allowed? There can be up to 40% building coverage.
- Is the formers Malcolm's Garage part of this rezoning?

PaDOT is encouraging minimization of access onto Easton Rd. Ultimately, Easton Rd may be expanded to its ultimate right of way. Existing drives are grandfathered, but as uses change or properties are reconfigured, Traffic impact studies will determine where and how entrances will be placed.

5. Subcommittee Reports – None

6. Approval of Minutes

6.1 February 16, 2012

Tabled till next meeting

7. Posting of Minutes

7.1 March 15, 2012

Tabled till next meeting

8. Forward Agenda Items

Next meeting – 5/17/12

9. Adjournment

The meeting adjourned at 8:30 with a motion Mr. Balent, and seconded by Ms. Sturm. This motion passed by a vote of 5-0.

Recorder: Amy Organek