

# Warrington Township Planning Commission

## Minutes for October 18, 2012 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:33 pm. October 18, 2012 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Douglas E. Skinner	Absent
Fred Gaines	Vice-Chair
Madeline Sturm	Secretary
Ted Piotrowicz	Member
Ben Redd	Absent
Dennis Gordon	Member
Richard Rycharski	Member
Ken Yerger	Carroll Engineering - absent
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. Old Business**

#### **a. Consider and make recommendations for amendments to zoning ordinances Chapter 27, Part 4, Section 411 of the Warrington Township Code of Ordinances.**

The Board of Supervisors has requested that the Planning Commission review the proposed ordinance for the use of TDRs in the R-2 zoning district and to allow them for use with semidetached dwellings or twin homes. Mr. Anderson was present this evening to review the proposal. This is a measure to make preliminary changes to allow a zoning district where semidetached homes may be developed using TDRs. There is currently no zone that allows this type of development. The TDR ordinance needs to be revisited and cleaned up completely at a future date.

Mr. Anderson reviewed the history of TDRs in the township and the curative amendment briefly for the Planning Commission.

It was noted that the TDR ordinance had not been amended to include the changes due to the curative amendment. These updates can be done at a later date.

It was felt that the use of semidetached residences in the R-2 using TDRs should be set as a conditional use, not a by right use. The language needs to be fixed to reflect this requirement.

The calculation of TDRs is in the stipulation agreement, not in the ordinance. This will need to be revised.

Mr. Anderson distributed a copy of a different ordinance than the one that the Planning Commission had been provided. It contained five pages of information as opposed to the abbreviated draft that the

Planning Commission was provided. It was agreed with Mr. Anderson that the Planning Commission's Ordinance sub-committee, consisting of Ms. Strum, Mr. Gordon and Mr. Gaines would review the new draft, make any necessary revisions and agreed to provide an updated ordinance at the conclusion of the November 1, 2012 meeting. It was understood that this revised ordinance would be suitable as an interim ordinance, however, might need further revisions and updating.

The Planning Commission also requested a copy of the curative amendment.

**Mr. Rob German - Mill Creek Rd**

Mr. German asked if there was any progress on their application for TDRs. There had been a hold on all applications due to the pending revision, but theirs is still being held for review.

**5. New Business - none**

**6. Subcommittee Reports**

The committees and the duties for each were discussed. It was requested that the members consider which committees they will sit on. Mr. Piotrowicz has requested placement on the TDR subcommittee.

**7. Approval of Minutes**

**7.1 September 20, 2012**

On a motion made by Mr. Piotrowicz, seconded by Mr. Gaines, the Warrington Township Planning Commission voted to approve the minutes of September 20, 2012. This motion passed by a vote of 3-0-2.

Mr. Piotrowicz – yes	Mr. Gaines – yes	Ms. Sturm – yes
Mr. Gordon – Abstain	Mr. Rycharski - Abstain	

**8. Posting of Minutes**

**8.1 October 4, 2012**

On a motion made by Ms. Sturm, seconded by Mr. Gaines, the Warrington Township Planning Commission voted to post the minutes of September 20, 2012. This motion passed by a vote of 3-0-2.

Mr. Piotrowicz – yes	Mr. Gaines – yes	Ms. Sturm – yes
Mr. Gordon – yes	Mr. Rycharski - yes	

**9. Forward Agenda Items**

Workshop panel to discuss the Gateway Overlay District will be next meeting and letters have been sent to the stakeholders. Also, the TDR amendment will be discussed.

**10. Adjournment**

The meeting adjourned at 9:00 with a motion by Mr. Piotrowicz, and seconded by Ms. Sturm. This motion passed by a vote of 5-0.

Recorder: Amy Organek