

# Warrington Township Planning Commission

## Minutes for November 7, 2013 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:32 pm. November 7, 2013 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Fred Gaines	Chair
Dennis Gordon	Vice-Chair
Madeline Sturm	Secretary
Ted Piotrowicz	Excused
Ben Redd	Member
Richard Rycharski	Excused
Vince Evans	Member
Ken Yerger	Carroll Engineering
Roy Rieder	Codes, Inspections, and Emergency Services

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

The meeting opened with the Pledge of Allegiance

### 3. Public Comment – none

### 4. Old Business –

a. Continue comprehensive review of SALDO and Zoning Ordinance. – tabled

b. Consider edits for the Gateway District

There was discussion regarding the inclusion of the CBD and CRO Districts and the extent of the overlay as it stands. The existing standards remain as an option with the additional options of the Gateway overlay with the standards.

Mr. Gaines made a motion to extend the overlay district from County Line Rd to Kelly Rd; Mr. Redd seconded. The motion passed 3-1-1.

Mr. Redd – yes	Mr. Gordon – no	Ms. Sturm - abstain
Mr. Evans - yes	Mr. Gaines - yes	

There was continued discussion regarding the other districts that could be included. The zoning map with changes noted was reviewed and it was undetermined why some areas were not included. The suggestion that the Bucks County Planning Commission had made regarding making the CBG district have the requirement that they must comply with the overlay district if the property is redeveloped. This item was tabled until the workshop with the Board of Supervisors.

Mr. Gaines moved to rescind the previous motion. Mr. Evans seconded. The motion passed 3-1-1.

Mr. Redd – yes	Mr. Gordon – no	Ms. Sturm - abstain
Mr. Evans - yes	Mr. Gaines - yes	

c. Review and, if appropriate, make recommendations concerning the Egenolf Minor Kristin Holmes (engineer – Holmes Cunningham) and Stephen Egenolf (applicant) were present this evening for this application

The waiver requests were reviewed and discussed.

Naturalized basin for storm water is proposed. The applicant was referred to consult with Lower Makefield regarding grass plantings.

The waivers are the only recommendation required as the remaining items in this application were set by stipulation.

Mr. Redd made a motion to recommend to the Board of Supervisors to accept the waivers 1-5, with #3 contingent upon Carroll Engineering review of the submission of the profile for the storm water piping. Ms. Sturm seconded. The motion passed 5-0.

Mr. Redd – yes                      Mr. Gordon – yes              Ms. Sturm - yes  
Mr. Evans - yes                      Mr. Gaines - yes

## **5. New Business - none**

## **6. Subcommittee Reports – none**

## **7. Approval of Minutes**

### **a. September 19, 2013**

On a motion made by Mr. Gaines, seconded by Mr. Redd, the Warrington Township Planning Commission voted to approve the minutes of September 19, 2013. This motion passed by a vote of 5-0.

Mr. Redd – yes                      Mr. Gordon – yes              Ms. Sturm - yes  
Mr. Evans - yes                      Mr. Gaines - yes

### **b. October 3, 2013**

On a motion made by Mr. Gaines, seconded by Mr. Redd, the Warrington Township Planning Commission voted to approve the minutes of October 3, 2013. This motion passed by a vote of 4-0-1.

Mr. Redd – yes                      Mr. Gordon – yes              Ms. Sturm - abstain  
Mr. Evans - yes                      Mr. Gaines - yes

## **8. Posting of Minutes**

### **a. October 17, 2013**

On a motion made by Ms. Sturm, seconded by Mr. Redd, the Warrington Township Planning Commission voted to post the minutes of October 17, 2013. This motion passed by a vote of 5-0.

Mr. Redd – yes                      Mr. Gordon – yes              Ms. Sturm - yes  
Mr. Evans - yes                      Mr. Gaines - yes

## **9. Forward Agenda Items**

Mr. Gordon made a motion to cancel all the remaining meeting for the year due to the formation of the Planning Department and the need to not waste the time in a meeting that will have no effect. With no second, Mr. Gordon withdrew his motion.

Mr. Redd made a motion to cancel all future meetings of the Warrington Township Planning Commission until such time as the Planning Department is functional and the roles and responsibilities of both the Planning Commission and the Planning Department are clearly delineated. Mr. Gordon seconded. The motion passed 4-0-1.

Mr. Redd – yes                      Mr. Gordon – yes      Ms. Sturm - yes  
Mr. Evans - yes                      Mr. Gaines - abstain

**10. Adjournment – 9:00pm**

Recorder: Amy Organek