

Warrington Township Planning Commission Minutes for September 5, 2013 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:40 pm. September 5, 2013 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Fred Gaines	Chairperson
Dennis Gordon	Vice-Chair
Madeline Sturm	Secretary
Ted Piotrowicz	Absent
Ben Redd	Member
Richard Rycharski	Member
Vince Evans	Member
Tom Gockowski	Excused, 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 – None

5. New Business

a. Review and if appropriate, adopt revision to the Warrington Township Planning Commission Bylaws

The Board of Supervisors asked that we increase the quorum from three to the majority of the appointed with a table shown in the bylaws showing the number of appointed members and the required members be present and the required votes to pass an action. It was agreed to leave the revision as drafted.

Workshop scheduling was discussed and it was decided that a workshop be scheduled for the third Thursday. If there is no business slated, the workshop can be cancelled.

Inspection of property for applications was discussed. The Planning Commission would like to have the access to inspect if they see it necessary. There could be some language change to word this more strongly to allow for inspections.

Procedures (VII, D) - It was drafted that the first meeting is a working session; the next meeting is the meeting where action is to be taken. The language will be clarified to keep this structure for applications.

Ms. Sturm made a motion to adopt the revisions to the Planning Commission bylaws as discussed. Mr. Gordon seconded. The motion passed 6-0.

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

b. Review and discuss a proposed revision to the zoning ordinance to create a Loop Road Overlay District.

This includes the land for Highgrove Manor (originally a Katz development) to create an overlay district with the intention of linking Easton Road with Bristol Road through this property and adjoining properties. In addition to the Highgrove Manor development are several commercial developments.

It was questioned what the benefits will be by connecting these two roads. There is no new signal proposed, and without a traffic study it is hard to see the benefits. There are already safety issues.

There was concern that this could be spot zoning. A legal statement was requested from council. It was stated that it was not spot zoning. This was still a concern and it was further discussed along with the potential of the impact on the community of the commercial uses and traffic impact.

The buildings will not have adequate setbacks for the CRO or the C-1 that are contained within the proposed overlay. It was also stated that the bulk standards are different than anywhere else in the township. Also, there are issues with the setbacks and buffering as stated in this ordinance.

It was discussed that this should be worked into part of the existing overlay proposed before adding a third overlay district.

Mr. Gordon made a motion, seconded by Mr. Redd, that this ordinance should not be approved for the following reasons:

- Inconsistent with any bulk standards of any other district – such as building setbacks, buffers, building heights, etc.
- Inconsistent with the proposed overlay for the Warrington Gateway district, and it could be addressed as part of the Gateway overlay district
- Inconsistent with the density requirements for these uses
- There is too broad of a use stipulation between residential vs. nonresidential.
- There are traffic impact concerns and a traffic study is merited
- There were concerns with the cost of construction of the loop road.

The motion passed 6-0.

Mr. Redd – yes	Mr. Gordon – yes	<u> </u> Mr. Gaines – yes
Ms. Sturm – yes	Mr. Rycharski - yes	<u> </u> Mr. Evans - yes

c. Review and discuss a proposed ordinance adding certain parcels of land to a Loop Overlay District..

This item was not discussed due to the vote not to approve the proposed ordinance to create the Loop Road Overlay District.

6. Subcommittee Reports - none

7. Approval of Minutes

a. June 20, 2013

On a motion made by Mr. Gordon, seconded by Mr. Redd, the Warrington Township Planning Commission voted to approve the minutes of June 20, 2013. This motion passed by a vote of 6-0.

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

8. Posting of Minutes

a. July 18, 2013

On a motion made by Ms. Sturm, seconded by Mr. Gordon, the Warrington Township Planning Commission voted to post the minutes of July 18, 2013. This motion passed by a vote of 6-0.

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

b. August 1, 2013

On a motion made by Ms. Sturm, seconded by Mr. Gordon, the Warrington Township Planning Commission voted to post the minutes of August 1, 2013. This motion passed by a vote of 6-0.

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

9. Forward Agenda Items

10. Adjournment – meeting adjourned 9:45

Recorder: Amy Organek