

Warrington Township Planning Commission

Minutes for October 17, 2013 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:32 pm. October 17, 2013 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Fred Gaines	Excused
Dennis Gordon	Vice-Chair
Madeline Sturm	Excused
Ted Piotrowicz	Excused
Ben Redd	Member
Richard Rycharski	Member
Vince Evans	Member
Tom Gockowski	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 review and discussion of an ordinance revising sections of Part 5 and Part 7 in Chapter 22 SALDO

No comments this meeting

b. Make recommendation concerning an ordinance revising sections parts

After brief discussion, Mr. Rycharski moved to recommend to the Board of Supervisors approval of these two sections as drafted. Mr. Redd seconded. The motion passed 4-0.

Mr. Redd – yes Mr. Gordon – yes Mr. Rycharski - yes Mr. Evans - yes

c. Consider edits for the Gateway District

A joint workshop should be scheduled with the Board of Supervisors to discuss this topic. Mr. Gordon will send a note to the Township Manager to have this scheduled.

d. Discuss proposed Planning Department

The revised proposal has been sent out and Mr. Gaines has sent out his comments. The terms/tenures of the members were discussed. There was concern related to the sunshine laws and members of staff that may be together discussing planning business. There was also concern in that the Planning Commission would not administer recommendations – the plan is not reviewed by the commission unless directed by the Board of Supervisors.

There was extended discussion regarding the duties of each entity discussed in the proposal for the planning department.

Mr. Redd motioned that the Planning Commission in the opinion of the Planning Commission this draft ordinance is ill conceived, poorly drafted, opens the Township to new third party challenges and

that we strongly recommend that before adoption of any revised ordinance that a workshop between the Board of Supervisors, township staff and the Planning Commission to discuss the achievement of the goals and objectives of the Board of Supervisors within the confines of the current Township practices. Mr. Rycharski seconded. The motion passed 4-0.

Mr. Redd – yes Mr. Gordon – yes Mr. Rycharski - yes Mr. Evans - yes

5. New Business

a. Review the Egenolf Minor Subdivision

Present this evening was Kristin Holmes (engineer) and Steve Egenolf applicant. This application has been delayed due to a stipulation agreement.

The plan is to subdivide into 1 additional lot with septic and township water. There are drainage improvements that will be done to comply with the stipulation agreement to make the 40-80% reduction in storm water runoff. The existing problems are onsite at this time. They want to collect and reduce the onsite storm water that runs off from several other properties. The offsite flooding has been resolved due to the pipes that were installed across Mill Creek Rd. The rain garden is to compensate for the new impervious surface with a spillway into the basin, which will release the storm water at a slower rate. An easement will be recommended for the township to gain access for emergency maintenance as required.

The drive way may be of a concern. The drive should be taken from the road of lower classification for a parcel with two frontages (front yards). They will request a waiver to have the driveway onto Limekiln Pike with concern given to the swale in the placement and construction of this drive.

The plan is to limit the disturbance of the trees as much as possible.

They could submit a letter with the requested waivers so they could be added to the review letter to expedite the process for review.

6. Subcommittee Reports – none

7. Approval of Minutes

a. September 19, 2013

Tabled till next meeting

8. Posting of Minutes

a. October 3, 2013

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

Mr. Redd – yes Mr. Gordon – yes Mr. Rycharski - yes Mr. Evans - yes

9. Forward Agenda Items

10. Adjournment – 9:00pm

Recorder: Amy Organek