

Warrington Township Planning Commission

Minutes for December 5, 2013 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 pm. December 5, 2013 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Fred Gaines	Chair
Madeline Sturm	Secretary
Ben Redd	Member
Richard Rycharski	Member
Vince Evans	Member
Ken Yerger	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

Mr. Gaines review what the Planning Commission role is for now and what is going on thus far with the Planning Department. If something does not need to be expedited, it will probably still go to the Planning Commission. Mr. Evans was present at the Planning Department meeting in the audience as well.

There were comments made on the current status of the Loop Road Ordinance and the Highgrove development. Widening will probably be needed on Bristol Rd at the Loop Road interconnection. This should be looked at by PennDOT. Traffic study may be a good idea after all.

Additional comments on the Planning Department and Planning Commission roles. Concern was stated that the removal of the public's role in planning for the township by having so few residents on the body doing a majority of the planning. Also, this could open the township up for litigation by relying so heavily on third party reviews (ie: engineer reviews). All plans will still need to go through the Board of Supervisors after the review by the Planning Department.

Other than the SALDO reviews, there are three applications for TDRs. The Planning Commission will still be involved with these. There are 170 TDRs currently available. Direction is needed for progress in this matter.

The duties of the Planning Commission as we now understand are revisions of the CMP, the Business Gateway District, Sign ordinance, Zoning ordinance and evaluation of TDR applications. Also, reviews of any plans the Planning Department and the Board of Supervisors does not see as needing to be expedited.

4. Old Business

a. Continue comprehensive review of SALDO and Zoning Ordinance.

The Planning Commission will continue their efforts, and they are looking for comments and direction from Mr. Rieder.

b. Consider edits for the Warrington Business Gateway District

The Planning Commission was asked to evaluate the practicality of the approach presented and made simpler. It was discussed to make it mandatory because there are no incentives for the public to make these changes. This would require it to be a zoning change. This needs to be discussed further with direction from the Board of Supervisors and Planning Department.

c. Comprehensive management plan

Comprehensive plan needs revision in the next few years. The Planning Commission may be called on to do some of the work with putting together some of this plan and requirements to hire contractors to complete the remaining portions that cannot be completed by the Planning Commission. The significance of the CMP and its influence, or lack of influence, on planning was discussed

5. New Business

a. Review and identification of needed revisions to chapter 27, zoning Part 22, Signs

The Planning Commission was asked to review the sign ordinance again particularly in regards to billboards and enforcement.

6. Subcommittee Reports

Mr. Evans and Mr. Rycharski agreed to serve on the TDR subcommittee.

Mr. Redd was asked to begin review of the CMP; he was unsure on his desire to remain on the commission, but at this time he did not wish to be reappointed.

7. Approval of Minutes

a. October 17, 2013

On a motion made by Mr. Evans, seconded by Mr. Redd, the Warrington Township Planning Commission voted to approve the minutes of October 17, 2013. This motion passed by a vote of 4-0-1.

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

8. Posting of Minutes

a. November 7, 2013

On a motion made by Ms. Sturm, seconded by Mr. Evans, the Warrington Township Planning Commission voted to post the minutes of November 7, 2013. This motion passed by a vote of 5-0.

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

9. Forward Agenda Items

The December 19th meeting will be cancelled due to the holidays
The next meeting should be 1/2/14,

10. Adjournment – 9:30pm

Recorder: Amy Organeck