Warrington Township Planning Commission Minutes for May 15, 2014 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. May 15, 2014 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Fred Gaines	Excused - Chair
Ben Redd	Vice Chair
Richard Rycharski	Secretary
Vince Evans	Member
Ted Cicci	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
a. Update on the final draft of flag lot ordinance
Planning Department reviewed the draft and requested several revisions. It was sent for advertising and to Bucks County Planning Commission for review. Bucks County scheduled the review for June 10th meeting

b. Discuss potential ordinance amendments to Chapter 27, Part 22 Signs
Mr. Cicci met with Frank Shelly from the Zoning Hearing Board. Their concern was that the ordinance they were working with was outdated. Upon showing them the most current ordinance, he said that the current ordinance was very acceptable and workable.

Mr. Rycharski made a motion to recommend to the Board of Supervisors that the Planning Commission feels that no further revisions to the sign ordinance are necessary since the Zoning Hearing Board has deemed the current sign ordinance is acceptable. Mr. Cicci seconded. The motion passed 4-0.

It was noted that the code of ordinances was updated in October 2012 and several ordinances have been updated since that time. All departments and committees may not be using the most current documentation.

The remainder of the discussion was tabled for a future time when the Mr. Gaines is present.

5. New Business
a. Discuss changes to the Warrington Township Zoning Map to reflect actual development in the RA Zoning District.
Mr. Gaines was asked to review some of the properties in the western part of the township for possible rezoning in part due to the installation of public water and sewer and potential need for

zoning relief requests. There was extended discussion regarding which properties were potential rezone candidates, where the utilities are available and what the sizes are of the properties in question.

This was tabled for further discussion pending further research.

b. Discuss the need for a separate Airport Zoning District (RA-A district)
It was asked if we still need this zoning designation. There was discussion on the potential properties that could be used for this purpose and if this is a legal issue that this use be provided since it was previously provided. It was decided

Mr. Rycharski made a motion that the township solicitor provide a legal opinion if a provision must be made for a private airfield. Mr. Cicci seconded. The motion passed 4-0.
Mr. Rycharski – yes Mr. Cicci – yes Mr. Redd – yes Mr. Evans – yes

6. Subcommittee Reports – none

7. Additional Business – The meeting time was changed to 7pm

8. Approval of Minutes
a. April 3, 2014
On a motion made by Mr. Evans, seconded by Mr. Cicci, the Warrington Township Planning Commission voted to approve the minutes of April 3, 2014. This motion passed by a vote of 3-0-1.
Mr. Rycharski – yes Mr. Cicci – yes Mr. Redd – abstain Mr. Evans – yes

8. Posting of Minutes
a. May 1, 2014
On a motion made by Mr. Cicci, seconded by Mr. Rycharski, the Warrington Township Planning Commission voted to post the minutes of May 1, 2014. This motion passed by a vote of 4-0.
Mr. Rycharski – yes Mr. Cicci – yes Mr. Redd – yes Mr. Evans – yes

9. Forward Agenda Items – next meeting 6/5/14

10. Adjournment – 9:10pm

Recorder: Amy Organek