

Warrington Township Planning Commission

Minutes for November 20, 2014 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:07 pm. November 20, 2014 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Fred Gaines	Chair
Ben Redd	Excused - Vice Chair
Richard Rycharski	Excused - Secretary
Vince Evans	Member
Ted Cicci	Member
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. CMP review – Board of Supervisors meeting notes

- Mr. Evans reviewed his notes from the Board of Supervisors meeting.
- Resident surveys have had poor responses in the pasts
- One of the goals is to maintain current density of the western part of the township. Development pressure will continue. It may be wise to look now at increasing density in the western part of the township and write the plan and ordinances to concentrate future development in certain areas while leaving sensitive areas preserved.
- Business needs to be encouraged to come here.
- EIT and Property taxes are a majority of the stable revenue

Mr. Gaines reviewed some discussion on taxes paid in the township and the potential to encourage businesses to come to Warrington.

New homeowners do not want large lawns; they want large houses with little lawns

The members felt that increasing density will bring in additional revenue for a time along with potentially increased demand for services. At some point in time, a raise in taxes will probably be inevitable.

Different surrounding municipalities were reviewed in relation to Warrington's current state of development. There were potential areas of development. Items to be discussed ~~include~~ what include what can or should be developed, and the minimum tract sizes needed to provide a functional development.

It was suggested that the Planning Commission review all the RA parcels in the township. A spreadsheet containing all of the data listed in the RA district by Bucks County has been e-mailed to all of the Planning Commission members.

Bristol & Stagner plan is still being reviewed. PennDOT agreed to further review of the idea of a bypass road from southbound Easton Road to westbound Bristol Road.

Manley Storage is moving ahead on the Malcolm's site.

5. New Business - none

6. Subcommittee Reports – none

7. Additional Business – None

8. Approval of Minutes

- a. August 7, 2014
Tabled

8. Posting of Minutes

- a. November 4, 2014
Tabled

9. Forward Agenda Items – next meeting 12/4/14

10. Adjournment – 8:45 pm

Recorder: Amy Organek