

Warrington Township Planning Commission Minutes for April 16, 2015 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:05 pm. April 16, 2015 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	Secretary
Vince Evans	Member
Ted Cicci	Member
Roy Rieder	Planning, Codes, Inspections, and Emergency Services

1 & 2 Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

3. Public Comment

Mike Kelly – 135 Muirfield Ln

Can a TDR be used in a cluster development? Mr. Kelly was directed to contact Steve Ware at the township building.

From the May 16, 2014 minutes, what parcels in the RA District are being reviewed for potential rezoning to increase density? Could his land be rezoned? The Planning Commission felt this could be incorporated as part of the review for the comprehensive plan review, and nothing was being acted on at this time. There were changes to the RA-A District but nothing major.

4. Old Business

Discuss Comprehensive Plan Review

Mr. Gaines reviewed the current role of the Planning Commission in the township and the goal of this meeting and the Comprehensive Plan

Bike & Hike – Jerry Sapers

EAC - Fred Suffian, Ivy Ross, Nick Weremeychik

Historic Commission –Connie Ace

Open Space - Ruth Schemm

Park & Rec – Rick Weiss

Major issues facing Warrington Township in the future

Bike & Hike

Mr. Sapers had compiled a list of his concerns and reviewed them.

1. Growth jeopardizing preservation and access to open space
2. Bike lanes hard to maintain and allow for at the current width of the roads. Primary roads are too dangerous for biker riders
3. Deterioration of road surfaces makes riding dangerous.
4. Aging utility water and sewer infrastructure can result in neglected road maintenance.

5. Storm water & runoff will add to the overloading of the current system damaging roads and property including the trail/open space access. Examples given were Folly Road and Alan Road.
6. Public transportation options need to be expanded to link public transportation to rail and shopping centers to ease traffic issues.
7. More services for seniors will be required including transportation, but will also leave a surplus of age restricted housing that needs to be repurposed.
8. Climate change has created heavier rainfalls making flooding a more serious problem.

Environmental Advisory Committee

Mr. Suffian stated the EAC had discussed 3 general priorities for the comprehensive plan.

1. Population density report. Any increase in density now will increase in the per capita spending. Documentation was offered to substantiate claims that increases in density will generate an increase in cost of services.
2. Protect ecologically sensitive lands through acquisition
3. Review the open space that we have and increase the productivity through woodland management and maintenance.

Zoning gaps and loopholes can help manage the density for the first item. Items two and three are already being addressed and need to be continued. The open space needs to be managed, not just maintained.

Historic Commission

1. Development is out of control and there is a loss of the rural feel and quality of life
2. There is a lack of development plans consistent with the current comprehensive plan
3. There is a lack of respect for the current comprehensive plan
4. Misperception of the effects of the development on tax revenues exists currently.

They have a list of all the historic sites they oversee and several are in jeopardy. They intend to publish the list and ask that a map overlay be prepared.

Suggested Solution

- A moratorium on all development west of the 611 corridor
- No exceptions to current building codes

Open Space

1. Open space, wet lands, and wood lands need to be delineated to be able to accurately preserve and maintain.
2. Open space has been proven to reduce people's blood pressure.
3. It is the hope that this plan will provide for policies that will present zoning laws to maintain the open space
4. The plan needs to have a clear framework to present and maintain the trail systems. It creates corridors that can open communication.
5. Zoning laws should not be arbitrarily changed in response to an individual developers request.

Park & Rec

1. The township needs to develop and adhere to consistent zoning policies.
2. Increasing population demands should not exceed what we want to spend to maintain services.
3. Continued maintenance and upkeep needs to be kept in mind when consideration is being made for expanding services.

6. New Business - None

7. Subcommittee Reports – none

8. Additional Business

Mr. Gaines asked if there could be a meeting set up with all the senior staff. It was suggested that it would be difficult to get an evening meeting, but the Planning Commission could be put on the staff meeting agenda the day after the Board of Supervisors meeting on April 29 at the Tradesville treatment plant.

Mr. Gaines made a motion to accept the annual report as forwarded to the Planning Commission members. Mr. Evans seconded. The motion passed with a vote of 4-0.

Mr. Cicci – yes Mr. Rycharski – yes Mr. Gaines – yes Mr. Evans - yes

9. Approval of Minutes

a. February 5, 2015

On a motion made by Mr. Evans, seconded by Mr. Rycharski, the Warrington Township Planning Commission voted to approve the minutes of February 5, 2015. This motion passed with a vote of 4-0.

Mr. Cicci – yes Mr. Rycharski – yes Mr. Gaines – yes Mr. Evans - yes

8. Posting of Minutes

a. March 19, 2015

On a motion made by Mr. Gaines, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of March 19, 2015. This motion passed with a vote of 4-0.

Mr. Cicci – yes Mr. Rycharski – yes Mr. Gaines – yes Mr. Evans - yes

9. Forward Agenda Items – Review the Planning Commission annual report

10. Adjournment – 8:40 pm

Recorder: Amy Organek