

# Warrington Township Planning Commission

## Minutes for April 21, 2016 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:05 pm. April 21, 2016 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Richard Rycharski	Chair
Ben Redd	Vice Chair
Vince Evans	Secretary
Joe Balent	Member
Nancy Beresovoy	Member
Ted Cicci	Member
Fred Gaines	Member
Roy Rieder, P.E.	Planning and Zoning
Bryan McAdam, P.E.	CKS Engineers

### **1 & 2 Call to Order/ Pledge of Allegiance:**

The meeting opened with the Pledge of Allegiance

### **3. Public Comment - None**

### **4. Approval of Minutes**

a. March 17, 2016

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of March 17, 2016. This motion passed with a vote of 7-0.

Mr. Balent – yes	Ms. Beresovoy - yes	Mr. Evans – yes	Mr. Cicci – yes
Mr. Gaines – yes	Mr. Redd – yes	Mr. Rycharski – yes	

### **5. Posting of Minutes**

a. April 7, 2016

On a motion made by Mr. Cicci, seconded by Mr. Balent, the Warrington Township Planning Commission voted to post the minutes of April 7, 2016. This motion passed with a vote of 7-0.

Mr. Balent – yes	Ms. Beresovoy - yes	Mr. Evans – yes	Mr. Cicci – yes
Mr. Gaines – yes	Mr. Redd – yes	Mr. Rycharski – yes	

### **6. Old Business**

#### **a. Review and make Recommendations on the proposed scope of work to be performed by the Bucks County Planning Commission in support of revisions to the Warrington Township Comprehensive Plan**

Lynn Bush and David Zipf were present from the Bucks County Planning Commission. Ms. Bush has reviewed the 2006 plan and assessed the revisions that she felt necessary. She shared her review and entertained comments from the Planning Commission. A handout of the chapters, their review comments and some pages from the 2006 plan to be revised or moved in the plan was reviewed and discussed. Mr. Rycharski reiterated the goal to make the comprehensive plan a useful tool for planning and development. Also, transportation is a significant issue and improving traffic flow is a major goal.

These revisions will lead to required changes for the zoning and SALDO.

There was discussion of having the survey that had been sent out in the LINK being sent out in another format, possible electronic, to reach more people. Mr. Zipf said that with the 900+ responses that have been received back already the returns are excellent and in the area of 10 percent.

On a motion made by Mr. Cicci, seconded by Mr. Balent, the Warrington Township Planning Commission voted to recommend to the Warrington Township Board of Supervisors that the contract with the Bucks County Planning Commission move forward with additional information, as summarized in the meeting of 4/21/16 and to be added to the statement of Scope in the contract. This motion passed with a vote of 7-0.

Mr. Balent – yes	Ms. Beresovoy - yes	Mr. Evans – yes	Mr. Cicci – yes
Mr. Gaines – yes	Mr. Redd – yes	Mr. Rycharski – yes	

**b. Review and make recommendations on the Cardamone Re-zoning plan.**

Mr. Showalter (engineer) and Mr. Cardamone were present this evening for this application. There was some conversation regarding the documents that were to have been reviewed by the applicant for this presentation. It was noted that the 2005 Warrington Growth Management Plan is not relevant, and that the applicant needs to review the 2006 Comprehensive Plan in regards to this application.

Revised plans were submitted and natural resources were updated per the new review of the site. Also, there was clarification on the open space, the calculations for open space, the buffering for the stream/wetlands, and the driveway issues; it was stressed that the applicant tried to maintain the existing feel for the area with lot sizes and homes. Mr. Rieder stated that the township had not received a copy of the wetlands evaluation; Mr. Showalter stated that he would submit the report.

Mr. Cardamone addressed the issue of the continuing of his landscape business. Mr. Rycharski stated that as previously requested, the Planning Commission was still looking for an opinion from the Zoning Hearing Board regarding the continued nonconforming business use; which would be made more intensive if potentially approved on a smaller subdivided lot. An official request would need to be made to the township for a zoning opinion if the size of the nonconforming lot and the use are changing. Once there is an opinion given, the application could either proceed or file an appeal to the Zoning Hearing Board. The question boils down to what happens to the nonconforming use (the business) when the property is rezoned.

Mr. Rycharski asked if Lot 2 was under an agreement of sale and the applicant verified that it was. That should therefore require the buyer to be made party to the application as equitable owner. Mr. Cardamone also agreed that Lots 1 & 2 would be subject to deed restriction to eliminate future subdivision possibilities if the re-zoning was granted.

On a motion made by Mr. Cicci, seconded by Mr. Balent, the Warrington Township Planning Commission voted to table this application until the applicant can provide the requested information. This motion passed with a vote of 7-0.

Mr. Balent – yes	Ms. Beresovoy - yes	Mr. Evans – yes	Mr. Cicci – yes
Mr. Gaines – yes	Mr. Redd – yes	Mr. Rycharski – yes	

**7. New Business**

**a. Review and make recommendations concerning an Amended Final Plan for State Farm Insurance (Former Yarmark land development) 2166 Street Rd, TMP 50 023 138**

Mr. William McNaney (VanCleeef Engineering) and Mr. Charles Thompson (applicant) were present this evening for this application. These plans were conditionally approved in 2006/7 to convert the existing dwelling on this property to commercial usage and included a 1300 square foot addition. The zoning is already commercial (C-2). The new applicant proposes to reduce the scope by removing the 1,300 square foot addition and reconfiguring the entrance. Mr. McNaney stated that

the applicant will comply with the comments in the CKS review letter dated April 15, 2016. The lighting issues have been resolved to the satisfaction of the lighting consultant.

On a motion made by Mr. Evans, seconded by Mr. Balent, the Warrington Township Planning Commission voted to recommend this application to the Board of Supervisors for final approval contingent upon compliance with the CKS review letter of April 15, 2016, the Warrington Township Fire Marshal letter of March 30, 2016, and re-affirmation of the Board of Supervisors previous preliminary plan approvals. This motion passed with a vote of 7-0.

Mr. Balent – yes	Ms. Beresovoy - yes	Mr. Evans – yes	Mr. Cicci – yes
Mr. Gaines – yes	Mr. Redd – yes	Mr. Rycharski – yes	

#### **b. Discuss potential changes to lighting requirements in the Subdivision and Land Development Ordinance**

Ron Smith, Warrington Township lighting consultant, was present this evening and offered his opinion regarding the lighting changes proposed for the township. Mr. Smith commented on the merits of the LED lights for longevity, minimal maintenance issues, and cost savings due to the life span and efficiency. There is also a 10 year warranty for the equipment. Mr. Smith also mentioned the necessity to be aware of what photocells are being used, that they are compatible and their useful life matches that of the LED lights in specifications.

There is the need to update the code to use foot candle levels and the specifications for the newer technology the township wishes to allow. This needs to have the foot candle specified for the different areas. The specifications for the Johnson Controls lighting project should be forwarded onto the Planning Commission to be considered for inclusion in the ordinances.

#### **8. Subcommittee Reports - none**

#### **9. Additional Business**

Update for the Planning Commission bylaws

Mr. Balent stated that most of his revisions were grammatical. The other issue was the addition of alternates. Inclusion of three alternates has already been approved by the Board of Supervisors; they will sit with the Planning Commission on the dais and participate fully in discussion, but would not be eligible to vote unless appointed to do so.

Mr. Balent made a motion to adopt the bylaws with the latest revisions by Mr. Balent, along with the addition of the resolution by the Board of Supervisors. Ms. Beresovoy seconded. The motion passed 7-0

Mr. Balent – yes	Ms. Beresovoy - yes	Mr. Evans – yes	Mr. Cicci – yes
Mr. Gaines – yes	Mr. Redd – yes	Mr. Rycharski – yes	

#### **b. Next Meeting – May 5, 2016**

#### **10. Forward Agenda Items – TCL Holdings, County Line and Titus Subdivision Plan**

#### **11. Adjournment – 10:08 pm**

Recorder: Amy Organek