

Warrington Township Planning Commission

Minutes for June 2, 2016 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:05 pm. June 2, 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	Excused - Member
Ted Cicci	Member
Bill Connolly	Member (Alternate)
Fred Gaines	Member
Roy Rieder, P.E.	Planning and Zoning
Cindy Vanhise	CKS Engineers

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

Public Comment – None

1. Approval of Minutes

a. April 21, 2016

On a motion made by Mr. Balent, seconded by Mr. Cicci, the Warrington Township Planning Commission voted to approve the minutes of April 21, 2016. This motion passed with a vote of 6-0.

Mr. Balent – yes	Mr. Cicci - yes	Mr. Connolly – no vote	Mr. Evans – yes
Mr. Gaines – yes	Mr. Redd – yes	Mr. Rycharski – yes	

b. May 5, 2016

On a motion made by Mr. Redd, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of May 5, 2016 as corrected. This motion passed with a vote of 6-0.

Mr. Balent – yes	Mr. Cicci - yes	Mr. Connolly – no vote	Mr. Evans – yes
Mr. Gaines – yes	Mr. Redd – yes	Mr. Rycharski – yes	

2. Posting of Minutes

a. May 19, 2016

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to post the minutes of May 19, 2016. This motion passed with a vote of 6-0.

Mr. Balent – yes	Mr. Cicci - yes	Mr. Connolly – no vote	Mr. Evans – yes
Mr. Gaines – yes	Mr. Redd – yes	Mr. Rycharski – yes	

3. Old Business - none

4. New Business

a. Review and make recommendations concerning a proposed preliminary Sandstone Subdivision at the intersection of Phillips Ave and Street Rd, TMP no 50-031-028-002

Steven Katz (builder) was present this evening for this application. He presented a history of the project and the issues with this application, including some comments on the review letter from CKS engineers. Items discussed were

- paper streets - documentation of the termination of use of these paper streets
- lot size – consolidation of the movie lots to make buildable lots of 20,000+ sq. ft. lots
- density - not looking to change from existing zoning allowance
- Some low pressure sewer systems.
- Grading and storm water management– may be partially determined by the buyer, but the storm water will be moved to swales to manage. The existing dirt stock pile was not a driving factor for the extensive grading plan, but will be used because of the grading needed.
- Cul-de-sacs – This was partially due to their desirability by buyers. Further justification for the plan to include a cul-de-sac was discussed.
- Trees - There will be no remaining trees except around the boarder due to the necessary grading. This would require a both a variance from the Zoning Hearing Board and a waiver; the developer will plant new trees or pay a fee in lieu of planting. There was discussion as to how to maintain the existing and newly added trees. It was suggested by Mr. Katz that he could go back to the engineer to see if it could be graded differently to maintain more of the trees.
- Open Space – the requirement is not currently met. They may be requesting a fee in lieu of open space by waiver.

There was limited discussion on placing responsibility for maintaining grading, storm water management, and wooded areas of property owners/Homeowners Association.

Mr. Katz agreed that there will be a plot plan and as-built plan tabulating the maximum permissible building area, maximum permissible impervious area, existing building and impervious areas and remaining building and impervious areas remaining for potential use to be provided to and signed off on by the buyer at settlement.

Mr. Katz stated that he wants to have discussions with his engineer, the township, and the township engineer in regards to the issues that need further addressing prior to any preliminary recommendations.

Mr. Evans Mr. Balent

On a motion made by Mr. Evans, seconded by Mr. Balent, the Warrington Township Planning Commission voted to table this application until a future date. This motion passed with a vote of 6-0.

Mr. Balent – yes	Mr. Cicci - yes	Mr. Connolly – no vote	Mr. Evans – yes
Mr. Gaines – yes	Mr. Redd – yes	Mr. Rycharski – yes	

*Note: Mr. Rycharski did not allow Mr. Connolly to vote as the alternate member in place of Ms. Bersevov because Ms. Bersevov had participated in a site visit of the property, and Mr. Rycharski

wanted to maintain her ability to vote on the application. Mr. Connolly acknowledged Mr. Rycharski's decision and stated that he was happy to be able to participate in the discussion as an alternate member of the Planning Commission.

5. Subcommittee Reports - none

6. Additional Business

a. Discuss the creation of a sub-committee to coordinate with other advisory boards regarding input to the Comprehensive plan

Chapters have all been distributed to the different groups for the township that have an interest in the subject. The other sections, not a complete chapter, have been sent out as well.

There is a meeting with Ann Toole from National Land Trust and her research for Park & Rec and Open Space will be discussed.

b. Review and discuss survey comments and timing of the Comprehensive Plan update

There was discussion as to the due date for the Bucks County Planning Commission response with their work on the surveys.

c. Nominate and appoint Planning Commission members for the establishment of a sub-committee to review and recommend revisions to the Subdivision and Land Development Ordinance, SALDO (Chap 22) and Zoning Ordinance (Chap 27)

Mr. Balent and Mr. Connolly volunteered to compile the necessary changes as they have been waived/have been issues from applicants. Mr. Rycharski requested that they address the buffering issues first.

d. Attendance at July 7 Planning Commission Meeting.

Mr. Rycharski expressed concern that, due to the Independence Day holiday, it may be possible that an insufficient number of members to establish a quorum would be in attendance. After asking for a show of hands of the members willing to commit to attending on July 7, four members committed.

7. Next Meeting – June 16, 2016

Adjournment – 9:10 pm

Recorder: Amy Organek