

Warrington Township Planning Commission

Minutes for July 7, 2016 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:05 pm. July 7, 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. May 19, 2016

On a motion made by Mr. Cicci, seconded by Mr. Balent, the Warrington Township Planning Commission voted to approve the minutes of May 19, 2016. This motion passed with a vote of 5-0-2.

Mr. Balent – yes	Mr. Cicci - yes	Mr. Connolly - abstain	Mr. Evans – yes
Mr. Gaines – yes	Mr. Redd – abstain	Mr. Rycharski – yes	

2. Posting of Minutes

a. June 2, 2016

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to post the minutes of June 2, 2016. This motion passed with a vote of 7-0.

Mr. Balent – yes	Mr. Cicci - yes	Mr. Connolly – yes	Mr. Evans – yes
Mr. Gaines – yes	Mr. Redd – yes	Mr. Rycharski – yes	

3. Old Business –

Review and make recommendation on the Gorman Enterprises Land Development Plan – 334 Easton Rd (tabled from March 3, 2016)

Ms. Beresovoy was not in attendance, so Alternate member Mr. Connolly was asked to sit for this review.

Tom Ludgate (engineer) and George Gorman (applicant) were present this evening for this application. Per Mr. Ludgate, the major change for this presentation was the change in the size of the building, making it approximately half the size of the previous submission.

There was question regarding the ultimate use of this facility and keeping it within the zoning and the use stated in the application. The Planning Commission was uncomfortable recommending it without a complete picture as to the owner's intent and future potential uses. It was stated that the Planning Commission's intent was to avoid having another business operating from this new building rather than ancillary use to the existing business currently on the property.

Tom Gockowski reviewed the review letter from Carroll Engineering.

- Will there be a traffic study required or is the fee in lieu an option.
- Off street parking requirements were a concern, but this would be the zoning officer's determination.

Waivers were all appropriate

SALDO

- They requested that the original basin be restored to build specifications.
- The grading needs to be evaluated to manage the offsite generated storm water properly, rather than allowing it to flow onto other property and disturbing the other storm water flows.

To ensure that there is no future occupation of this building for a future business, notation on the plans for lack of water or sewer service to this location and no subletting is permitted for this building.

Mr. Rieder felt that the traffic generated by this facility will be minimal and a fee in lieu (if any required by the Board of Supervisors) would be adequate.

The notes on the plans need to be sorted through and removed if not relevant, such as mention of sewer or water lines which are not to be installed.

Mr. Redd made a motion to table this application until the following issues are resolved:

- The Carroll Engineering letter of June 29, 2016
- Supplemental requests of use be addressed in written form
- Building particulars be submitted.
- The plan be resubmitted with all the above revisions

This motion passed with a vote of 7-0.

Mr. Balent – yes

Mr. Cicci - yes

Mr. Connolly – yes

Mr. Evans – yes

Mr. Gaines – yes

Mr. Redd – yes

Mr. Rycharski – yes

4. New Business

Comprehensive Plan

There was discussion and review of the Draft Comprehensive Plan Concept Plan in regards to TDRs and creation of open space.

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

There was discussion and review of the Draft Comprehensive Plan Concept Plan in regards to TDRs and creation of open space. Mr. Rycharski will phone Ann Toole, the consultant who is preparing the Open Space Plan soon. They expect to have completed the final draft by the end of the year.

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

c. A draft map has been prepared that shows all open space in the Township. It also indicates existing and proposed trails. Non-conforming developments in the RA Zoning Districts are easily recognized and will be a major point of concern during the planning process.

8. Subcommittee Reports - none

9. Additional Business

b. Next Meeting – July 21, 2016

10. Forward Agenda Items

11. Adjournment – 8:55 pm

Recorder: Amy Organek