

Warrington Township Planning Commission

Minutes for October 15, 2020 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. October 15, 2020 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Richard Rycharski	Chair (absent)	Shirley Yannich	Member (absent)
Bill Connolly	Vice Chair	Shawn McGuigan	Alternate - Zoom
Vince Evans	Secretary		
Ted Cicci	Member (absent)		
Herb Rubenstein	Member	Roy Rieder, P.E.	Planning & Zoning
Bob Watts	Member	Mary Stover, P.E.	CKS Engineers

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance.

Public Comment - None

1. Approval of Minutes

a. August 20, 2020

On a motion made by Mr. Watts, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of August 20, 2020. This motion passed with a vote of 5-0.

2. Old Business – None

3. New Business

a. Review and make recommendations for a proposed scope for a Traffic Impact Study for Montgomery Gardens in the RA district on County Line Road

WB Homes presented a plan showing three intersections to be studied along County Line Road. Mr. Connolly expressed Mr. Rycharski's concern that the traffic volumes are artificially suppressed due to the pandemic and asked if there was a methodology to adjust the traffic count. Chad Dixon, McMahan Associates, Township Traffic Engineer, said this issue had been discussed in a scoping meeting with the Township Engineer and the applicant. There is a large amount of historical traffic counts on County Line Road. A system has been recommended to make the corrections. There were no other comments on the proposed scope of the traffic study.

4. Subcommittee Business

a. Zoning/SALDO Revision Committee

Mr. Connolly reported that the Ad-Hoc committee had completed the review of the final draft of the Zoning Ordinance. The Bucks County Planning Commission will produce a clean draft prior to the November 17 meeting of the Ad-Hoc committee. He expects to make the draft available on the Township website late November or early December for public review prior to holding a public meeting at the Ad-Hoc committee level. Other public meetings as required by the Municipalities Planning Code will also be held.

5. Additional Business

a. WT ZHB Application 20-19 (McNaney)

Mr. Rieder reported that the Board of Supervisors had reviewed the application for the McNaney tract and has referred it to the Planning Commission to be heard at the Planning Commission meeting on November 5, 2020 for their input prior to determining what position to take prior to the hearing before the Zoning Hearing Board on November 23, 2020.

Next Meeting – November 5, 2020

Adjournment – 7:30 pm