

Warrington Township Planning Commission

Minutes for November 5, 2020 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. November 5, 2020 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Richard Rycharski	Chair	Shirley Yannich	Member
Bill Connolly	Vice Chair	Shawn McGuigan	Alternate attended virtually
Vince Evans	Secretary		
Ted Cicci	Member		
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. October 15, 2020

On a motion made by Mr. Watts, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of July 16, 2020. This motion passed with a vote of 4-0-3, with Mr. Rycharski, Mr. Cicci, and Ms. Yannich abstaining.

2. Old Business – None

3. New Business

a. Review and recommendations for a proposed air quality permit application to the Pennsylvania Department of Environmental Protection for Shelly Funeral Home.

**Mr. Rubenstein and Mr. Connolly recused themselves from voting on this application due to personal association with Mr. Shelly on another committee.

Frank & Steve Shelly were present this evening for this application. They plan to add a crematorium to their facility, and they are required, by the process with DEP for this certification, to make official notification to the township. The location is towards the back of the property and is screened from view from Easton Road by the funeral home. This will be a separate structure designed to look like a two-car garage. Mr. Shelly showed the site plan and a picture of a building similar to their planned structure.

Mr. Rieder said this is an accessory use to a funeral home and does not require a special exception or a conditional use.

The Planning Commission took no position or recommendation.

b. Review and make written recommendations concerning a Zoning Hearing Board application for the McNaney Tract located in the IU-A1 zoning district at the intersection of Street Road and Folly Road.

Mr. Edward Murphy was present for this application this evening, with Bill and Joan McNaney, applicants. Mr. McNaney reviewed the history of the land and their intentions. When the original deal with the Katz was agreed upon in 2000, the township rezoned the entire 37.5 acre tract as IU-A1 so that it could be developed and it was divided into 3 parcels – one for Lamplighter, one for the nursing facility, and one for the family. Thirty acres was sold to Katz Development for Lamplighter Village and Pathways at Warrington. Their intention was to sell the remaining 7.5 acre land as their retirement. The HOA agreement for Lamplighter included additional real estate that this was potentially additional land that could be added to the development. However, the time allotted for the additional real estate has expired.

The proposed plan for development was discussed. Mr. Vince DeLuca was present to discuss the potential development. There was discussion on ingress and egress, particularly the possible extension of Salford Ct. in the Lamplighter development to serve this property. Mr. DeLuca had met with the Executive Board of the Lamplighter development and, at the time, the Executive Board was not interested in allow access through Salford Court which is a private road.

The units are not proposed to be similar in appearance to Lamplighter, but they will be age restricted, two story units with garages. They do not plan to use stucco as Lamplighter does.

They do not currently plan to preserve the existing house. The Planning Commission felt that measures need to be taken to preserve this building since it was constructed in 1702.

They are looking to receive relief from the Zoning Hearing Board to permit them to proceed with this development with 7.5 acres rather than the required 25 acres required per the zoning ordinance. They are working within the allowed density, so the only zoning question is the size of the property.

Fran McKee and Bev Schurr, Lamplighter Executive Board

There was only discussion regarding connecting to Salford Ct. at their Board meeting with the developer. There was no benefit to Lamplighter based on the location where it connects to Village Blvd. They asked that the number of homes be reduced, and the privacy of the Lamplighter Residents preserved.

Mr. Connolly suggested that the executive board join the Township in a working group” to try to address the concerns with the project. They said they would take it to their board. It was suggested that the working group should focus on the preservation of the historic home, the relationship/interaction with Lamplighter Village and the possible connection to the existing development’s roads.

On a motion made by Mr. Connolly, seconded by Mr. Rubinstein, the Warrington Township Planning Commission voted to recommend to the Warrington Township Board of Supervisors the formation of a group to review and discuss an agreement with Lamplighter, the applicant and the township. The motion passed 7-0.

4. Subcommittee Business

a. Zoning/SALDO Revisions

The revisions are finished and there is a meeting on 11/17/2020 with the county to have the document presented. There has been little resident participation in the subcommittee meeting, but they have been advertised.

5. Additional Business - None

Next Meeting – November 19, 2020, but there is nothing submitted at this time

Adjournment – 8:30 pm

Recorder: Amy Organek

DRAFT - Not reviewed or approved