

Warrington Township Planning Commission Transferable Development Rights (TDR) Board Minutes for May 15, 2008 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 3:00 p.m. on May 15, 2008 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

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| Douglas E. Skinner | Planning Commission |
| Anton Kuhner | Planning Commission (absent) |
| Glenn McKay | Supervisor |
| Paul Plotnick | Supervisor (absent) |
| Michael Mrozinski | Staff |

1. TDR issues from resident and developer inquiries: After some discussion, Mike Mrozinski as the staff representative was given the following direction for dealing with certain issues raised by residents considering TDRs.

- After TDRs are removed from a sending property, the land owner may use the property for any permissible use allowed by the standing zoning, other than establishing additional dwelling units or commercial space.
- The TDR Board expects the process to take three to six months from the time an application is received.
- The Board has received information that a survey is likely to cost an applicant approximately \$5000, a Phase I Environmental Study could cost \$1000, but much of the work may be able to be done by staff. Administrative Fees would be \$50.
- The TDR Board cannot determine a likely selling price as this is a function of the private market. The TDRs currently held by the Township would be offered at \$125,000 a piece.
- The five acre minimum is based on the gross site area. Furthermore, smaller lots would be considered by the Board.
- One TDR would be required for each setback related requirement regardless of the length of the setback.