

Warrington Township Planning Commission

Minutes for January 5, 2017 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. January 5, 2017 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
Ted Cicci	Member
Bill Connolly	Member
Fred Gaines	Member
Brian Shapiro	Member
Roy Rieder, P.E.	Planning and Zoning
Cindy Vanhise, P.E.	Excused - CKS Engineering

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

1. Reorganization

a. Nomination and election of Chairperson

Mr. Cicci nominated Mr. Rycharski as chairperson. Mr. Rycharski accepted. Mr. Rycharski was approved as chairperson 7-0, with a unanimous vote

b. Nomination and election of Vice Chairperson

Mr. Cicci nominated Mr. Redd as vice-chairperson. Mr. Redd accepted. Mr. Redd was approved as vice-chairperson 7-0, with a unanimous vote.

c. Nomination and election of Secretary

Mr. Cicci nominated Mr. Evans as secretary. Mr. Evans accepted. Mr. Evans was approved as secretary 7-0, with a unanimous vote.

Public Comment

Ms. Yannich introduces and explained the Warrington Cares Employee charity and their upcoming event at the New Britain Inn. Volunteers from the township's committees and boards can make donations if they wish.

1. Approval of Minutes

a. November 17, 2016

On a motion made by Mr. Redd, seconded by Mr. Cicci, the Warrington Township Planning Commission voted to approve the minutes of November 17, 2016. This motion passed with a vote of 7-0

Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes	Mr. Redd – yes
Mr. Gaines – yes	Mr. Rycharski – yes	Mr. Shapiro - yes	

b. December 1, 2016

On a motion made by Mr. Evans, seconded by Mr. Cicci, the Warrington Township Planning Commission voted to approve the minutes of December 1, 2016. This motion passed with a vote of 7-0

Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes	Mr. Redd – yes
Mr. Gaines – yes	Mr. Rycharski – yes	Mr. Shapiro - yes	

2. Posting of Minutes

a. December 15, 2016

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to post the minutes of December 15, 2016. This motion passed with a vote of 7-0

Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes	Mr. Redd – yes
Mr. Gaines – yes	Mr. Rycharski – yes	Mr. Shapiro - yes	

3. Old Business - none

4. New Business - none

5. Comprehensive Plan

a. Continued discussion of the draft Comprehensive Plan chapters submitted by the Bucks County Planning Commission

Discussion on Chapter 1 -

After discussion, Mr. Evans made a motion to accept the chapter as submitted as acceptable for inclusion for the final draft. Mr. Conolly seconded. The motion passed 7-0

Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes	Mr. Redd – yes
Mr. Gaines – yes	Mr. Rycharski – yes	Mr. Shapiro - yes	

Discussion on Chapter - Natural features

There was discussion on what was repetitive and what could be removed and what should be moved to make sure they were stressed appropriately.

The buffering requirements for stream corridors were discussed. ‘

Mr. Evans made a motion for the township consider a revision to the ordinance to increase for buffering for streams. Mr. Cicci seconded. The motion passed 7-0.

Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes	Mr. Redd – yes
Mr. Gaines – yes	Mr. Rycharski – yes	Mr. Shapiro - yes	

Discussion on Chapter VI - Storm Water Management

Mr. Evans made a motion to advance this chapter with the inclusion of the comment. Mr. Cicci seconded. The motion passed 7-0.

Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes	Mr. Redd – yes
Mr. Gaines – yes	Mr. Rycharski – yes	Mr. Shapiro - yes	

Discussion on Chapter VII - Community

Mr. Gaines commented that these sections should be reviewed by the departments for accuracy.

Mr. Gaines made a motion to revise the second paragraph of the storm water management section to state that the maintenance of a storm water basin is the responsibility of the owner of the basin. Mr. Cicci seconded. The motion passed 7-0.

Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes	Mr. Redd – yes
Mr. Gaines – yes	Mr. Rycharski – yes	Mr. Shapiro - yes	

Mr. Conolly made a motion to revise the fire protection section to remove the word “near” from near future and remove the reference to the 5-7 year time frame for the need to replace the existing fire house. Mr. Cicci seconded. The motion passed 7-0.

Mr. Cicci – yes	Mr. Conolly - yes	Mr. Evans – yes	Mr. Redd – yes
Mr. Gaines – yes	Mr. Rycharski – yes	Mr. Shapiro - yes	

Mr. Cicci made a motion to advance this fire protection chapter with the inclusion of the comment. Mr. Evans seconded. The motion passed 7-0.

Mr. Cicci – yes

Mr. Conolly - yes

Mr. Evans – yes

Mr. Redd – yes

Mr. Gaines – yes

Mr. Rycharski – yes

Mr. Shapiro - yes

6. Subcommittee Reports – none

7. Additional Business

Next Meeting – January 19, 2017

Adjournment – 9:00 pm

WORKSHOP SESSION

9. Ordinance Revisions

a. **Edit language for possible amendments to Part 4, RA Residential Agricultural, and RA-A Residential Agricultural – Airfield Districts in the Warrington Township Zoning Ordinance.**

Mr. Conolly reviewed the changes that he had incorporated from the prior work with the Planning Commission for this ordinance.

10. Adjournment – 9:15 pm

Recorder: Amy Organek