

Warrington Township Planning Commission

Minutes for February 2, 2017 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. February 2, 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	Excused – alternate member
Roy Rieder, P.E.	Planning and Zoning

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

Public Comment - None

1. Approval of Minutes

a. December 15, 2016

On a motion made by Mr. Evans, seconded by Mr. Cicci, the Warrington Township Planning Commission voted to approve the minutes of December 15, 2016 with the correction to change the date to December 15th from December 1st. This motion passed with a vote of 6-0.

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

a. January 5, 2017

On a motion made by Mr. Redd, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of January 5, 2017. This motion passed with a vote of 6-0

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

2. Posting of Minutes

a. January 19, 2017

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to post the minutes of January 19, 2017 with the correction to the notation of the chapter that was tabled (should be 8 not 6). This motion passed with a vote of 6-0

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

4. New Business (done prior to Old Business)

a. Review and make recommendations concerning a proposed amendment to the SALDO regarding minor subdivisions.

This was conversation regarding the previous discussions and thoughts on how to address the subdivision of lots after they have been previously subdivided, specifically for when parents wish to subdivide their property to convey a portion of their property to a child. There was discussion regarding extending the timeframe and the requirements for public improvements. When should the timeframe begin – the approved date or recorded date? Recorded date was the consensus.

It was suggested that the timeframe be 10 years between subdivisions.

On a motion made by Mr. Evans, seconded by Mr. Cicci, the Warrington Township Planning Commission voted that all waiting time periods be expanded to a 10 year period between subdivisions in all applicable locations. Also, section 2.6 needs to clearly convey the standards for a major subdivision will be applied to the proposed subdivision, the new parcel as well as the original parent parcel. This motion passed with a vote of 6-0.

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

6. Comprehensive Plan

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

Chapter 6 – Transportation

The revisions were discussed and debated.

There were corrections discussed on the existing interconnects. PADOT’s transportation program chart is duplicated and one should be removed.

Some of the projects listed have been completed and can be removed.

Mr. Cicci motioned to forward Chapter 6 – transportation can be forwarded back to the Bucks County Planning Commission including the revisions as discussed. Mr. Conolly seconded. The motion passed 6-0.

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

5. Ordinance Revisions

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

It was discussed that this discussion should probably wait until the comprehensive plan is more developed and then use those guidelines for this revision.

There was extended discussion on the calculation of number of allowable dwelling units, density and open space and how these calculations are done. The dwelling units and density needs to be maximized but not jeopardizing green space.

There was a suggestion of making these options permitted by right, it may resolve some issues. However, the township would then lose some control and ability to put conditions on a submission.

Mr. Cicci made a motion to table the remaining discussion on this subject for a later date. Mr. Gaines seconded. Motion passed 6-0

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

5. New Business

a. Consider and make recommendations concerning the appointment of Brian Shapiro as a full member of the Warrington Township Planning Commission .

Mr. Evans made a motion to make Brian Shapiro a full member of the Planning Commission and continue advertising for alternates. Mr. Cicci seconded. Motion passed 6-0.

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

6. Subcommittee Reports – none

7. Additional Business

a. Annual Report

Mr. Cicci made a motion approve the annual report with the noted revisions to the Warrington Township Board of Supervisors. Mr. Redd seconded. Motion passed 6-0.

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

Next Meeting – February 16, 2017

Adjournment – 9:00 pm

Recorder: Amy Organek