

# Warrington Township Planning Commission

## Minutes for June 1st, 2017 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. June 1 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	Excused
Bill Connolly	Member
Fred Gaines	Member
Brian Shapiro	Member-Excused
Shawn McGuigan	Alternate Member
Roy Rieder, P.E.	Planning and Zoning
Cindy VanHise	CKS Engineers

### Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

### Public Comment - None

#### 1. Approval of Minutes

##### a. May 4, 2017

On a motion made by Mr. Gaines, seconded by Mr. Connolly, the Warrington Township Planning Commission voted to approve the minutes of May 18, 2017. This motion passed with a vote of 6-0.

Mr. Connolly - yes	Mr. Evans – yes	Mr. Gaines - yes
Mr. Redd – yes	Mr. Rycharski – yes	Mr. Shapiro - yes

#### 2. Posting of Minutes

##### a. May 18<sup>th</sup>, 2017

On a motion made by Mr. Evans, seconded by Mr. Conolly, the Warrington Township Planning Commission voted to post the minutes of May 18, 2017. This motion passed with a vote of 6-0.

Mr. Connolly - yes	Mr. Evans – yes	Mr. Redd-yes
Mr. Rycharski – yes	Mr. Shapiro - yes	Mr. Gaines-yes

#### 3. Old Business - none

#### 4. New Business

##### a. Review and, make recommendations regarding conditional use application for the Murphy Tract, 2934 Bristol Road

Pulled off the agenda.

##### b. Review and make recommendations regarding a request for land development at the Shops at Valley Square for a seating amenity.

Mr. Paul Reinkey, development director of Poag Shopping Center, and Mr. Tom Hannah from Gilmore Associates presented a slide show of potential plans for future development at Valley Square.

Engineered plans were submitted to CKS. CKS had comments about storm water management, landscaping and erosion control. Mr. Hannah will comply with the comments made.

Mr. Rycharski questioned if Poag operated similar arrangements like this one in different locations. Mr. Reinke responded the theme that Poag owns over 20 properties and operates all of them with a towns square concept.

Mr. Rycharski questioned how they would handle the safety aspects with an open fire pit and or open fire place. Mr. Reinke replied to the commission that the fire pit will continue to have a grate around it and the fire place will have a screen in front of it. Also, he stated they have confidence in the onsite management team to handle the safety aspect.

Mr. Rycharski questioned Poag's length of ownership. Mr. Reinke followed up that they have owned the Shoppes at Valley Square for about a year now. Mr. Rycharski then stated that the pylon sign predates Poag's ownership and expressed his concerns that 10 trees have disappeared at the main entrance, and said that he felt that Poag owes the township 10 trees. Mr. Reinke informed the board that he would look into this, and their management team has already planned to plant more trees later this year.

Mr. Gaines questioned if there would be any impact to parking? Mr. Reinke informed the board that there would be no impact to parking spaces.

Mr. Rycharski asked about phase two of this project. Mr. Reinke stated that phase two is still in development. Phase 2 relies on a new tenant being obtained before it can move forward.

Mr. Redd questioned objective for Phases 1 and 2. Mr. Reinke stated that Phase 1 is the community gathering area. Phase 2 is to bring in a new building in the southern lot area.

Mr. Redd suggested to Poag to have Phase 1 and Phase 2 application done together and then have it approved.

Motion to vote on recommendation to Board of Supervisors recommending of a waiver of Land Development. Motion passed with a vote of 5-1.

Mr. Cicci – yes	Mr. Connolly - yes	Mr. Evans – yes	Mr. Gaines - yes
Mr. Redd – no	Mr. Rycharski – yes		

### **c. Discuss options for Conservation Developments**

Map of the township was distributed of parcels in the RA district. Cluster operations were discussed.

Mr. Rycharski suggested a minimum tract size of 25 acres for conservation development. Discussion of traffic being a concern.

Buffering requirements were discussed. Mr. Rieder stated that would include wetlands, flood plains and water streams. Currently the ordinance requires a 50-foot buffer with a suggestion for a possible increase.

Other topics of discussion was the preservation of forest areas, density and parcel sizes.

Possible incentives for future developers to help with buildable density concerns. Minimum amount of open space and buildable space was discussed in reference to density requirements.

Gross lot size ratio options were presented, majority opinion favored 65 percent of gross tract area and a maximum density of 2.0 dwelling units per acre.

**Mike Kelly, 135 Muifield**

How many homes in the cluster with the new 65percent open space requirement.

The Planning Commission stated that they are thinking of roughly doubling the density on large tracts and more incentives for additional conservation measures. The concept is that by allowing increased density on a portion of only a few tracts of land, the maximum potential for land conservation can be achieved.

**Robert Garages, 2131 Pickertown Road**

If the Township and Planning Commission is pro open space why change it at all?

The Planning Commission stated that they could either do nothing or do something that may have a positive impact to the township. Landowners have the right to do what they want to their land as long as it's by the ordinances. They are trying to preserve as much open space as they can, so that's why they are offering incentives.

**Lori Myers, 3014 Bristol Road**

Questioned the map the Commission was reviewing. Only 5 properties are over 25 acres.

The Planning Commission stated that they have not settled on a number yet.

The Planning Commission voted to create a minimum tract size for a cluster? 6-0 voted on 25.

**Mike Kelly, 135 Muirfield**

If the developer has no trees on a property and they decide to do a cluster option and they are at the 65 percent, is there no buffer requirement?

The Planning Commission stated natural buffer has to have priority.

Mr. Connolly brought up sewer service areas and how it would affect this. Warrington does not use sewer service areas as a gross management tool. The Planning Commission has no obligation to extend sewer service area for properties with higher density.

**5. Subcommittee Reports – none**

**6. Additional Business**

Mr. Rieder brought up the recommendation that was made to the Board of Supervisors about an establishment of P1A1 zoning district along the east side of Titus Ave.

There was a request from an owner who lives on the corner of Titus and County line on the west side to be included in the P1A1 zoning district if it is created.

The Planning Commission stated that he can come in front of the board to present his case for having his property rezoned.

**Next Meeting** – June 15, 2017

**Adjournment** – 9:10 pm

Recorder: Leah Brown