

# Warrington Township Planning Commission

## Minutes for March 7, 2019 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. March 7, 2019 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Richard Rycharski	Excused - Chair	Bob Watts	Member
Bill Connolly	Vice Chair	Shirley Yannich	Alternate
Vince Evans	Secretary		
Ted Cicci	Member	Roy Rieder, P.E.	Planning & Zoning
Herb Rubenstein	Member	Cindy VanHise, P.E.	Excused - CKS Engineers
Shawn McGuigan	Member		

**Note:** As an alternate member, Ms. Yannich took part in the discussions but did not vote.

### **Call to Order/ Pledge of Allegiance:**

The meeting opened with the Pledge of Allegiance.

**Public Comment** – none

### **1. Approval of Minutes**

a. January 17, 2019

On a motion made by Ms. Yannich, seconded by Mr. Cicci, the Warrington Township Planning Commission voted to approve the minutes of January 17, 2019. This motion passed with a vote of 6-0.

### **2. Posting of Minutes**

a. February 7, 2019

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to post the minutes of February 7, 2019. This motion passed with a vote of 6-0.

### **3. Old Business - none**

### **4. New Business - none**

### **6. Additional Business**

#### **a. Discussion of Conservation Residential Development Ordinance**

Mr. Connolly reviewed what is allowable under this ordinance and specified that the PC is looking at this again to potentially revise it to keep density lower in future applications.

Some items discussed:

- Make 100 foot stream corridor buffers mandatory with no bonus
- Require 100 ft street setback from roads adjacent to the tract with no bonus
- Amend stream corridor buffer bonuses to allow 0.03 units per acre for every 200-foot length of stream buffered in excess of 100 feet of stream buffering.
- Cut the bonus for extending sewer in half and it will still be beneficial – lower the bonus from 0.04 units per acre to 0.02 units per acre.

- Require a mix of housing types to meet market demands and continue to allow flexibility in minimum lot size below 7,500 square feet.
- Cap density at 1.0 units per acre. Specifying the mix of units to control the density
- A density of 1.0 unit per acre should be a defensible limit in the event there is a challenge to the validity of the zoning ordinance.

After hearing the discussion, Mr. Cicci made a motion to make a recommendation to the Board of Supervisors that the ordinance be amended as follows:

- Require a 100 foot stream buffer for all development and eliminate the stream buffer density bonus from the CRD Ordinance;
- Require a 100 foot setback buffer for all CRD developments and eliminate the density bonus for it;
- Reduce the bonus for extending sewer from 0.04 du/ac per home to 0.02 du/ac per home; and,
- Cap the total density achievable from base density and all applicable bonuses at 1 du/ac.

The motion was seconded by Mr. Evans.

The motion passed 6-0.

## **5. Subcommittee Reports**

### **a. Zoning/SALDO Revision Committee**

Mr. Connolly reviewed the information posted on the portal for this meeting. The revisions will make the ordinance much more useable with the use of charts and tables reflecting the zoning, uses allowed, and bulk standards for each zone.

There was discussion on the county's progress on the revisions and the definitions.

### **b. Additional business continued**

Valley Square has approached the township to put residential units on their property consisting of a free standing building surrounding a parking garage and some loft apartments in the untenanted second floor units. This raises further discussion as to what could happen with the corner property at Street Road and Easton Road if this is permitted. The Planning Commission would like to see a full-service hotel with meeting and banquet facilities at this location.

PENNDOT Connects – Newsletter will be distributed by Ms. Yannich. Free training through PENNDOT for planning.

**Next Meeting** – March 21, 2019

**Adjournment** – 8:30 pm

Recorder: Amy Organeck