

# Warrington Township Planning Commission

## Minutes for April 4, 2019 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. April 4, 2019 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Richard Rycharski	Chair (excused)	Bob Watts	Member
Bill Connolly	Vice Chair	Shirley Yannich	Alternate (non-voting)
Vince Evans	Secretary		
Ted Cicci	Member	Roy Rieder, P.E.	Planning & Zoning
Herb Rubenstein	Member	Vicki Kushto, Esq.	Solicitor
Shawn McGuigan	Member		

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

The meeting opened with the Pledge of Allegiance.

**Public Comment** – none

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

a. March 7, 2019 & March 21, 2019

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to approve the minutes of March 7, 2019 & March 21, 2019. This motion passed with a vote of 6-0.

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

### **4. New Business**

#### **a. Review and make recommendations regarding a draft ordinance revising the requirements for Conservation Residential Developments.**

This draft contains everything the Planning Commission had discussed. There were two items discussed that adjusting would allow the Board of Supervisors a little more flexibility and make the ordinance a more useable regarding bonus dwelling units and the stream setbacks. There was discussion regarding the setbacks for streams and the potential to make a lot unusable. The density bonus for stream buffering was removed while making a 100-foot stream setback a required condition, and the cap on the number of offsite sewer connections was removed because the overall density is being capped at 1.0 units per acre.

Mr. Evans made a motion to forward this draft of the ordinance revising the requirements for the Conservation Residential Developments with the revisions to the maximum number of homes and stream setbacks. Mr. Cicci seconded, and the motion passed 7-0

## **5. Subcommittee Business**

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

Mr. Connolly reviewed the status of these revisions and the handouts he had distributed to the Commission. This was a map of a written concept of what the county Planning Commission has envisioned for us through our ordinance revisions.

## **6. Additional Reports**

### **a. Discussion of bylaws**

There was some discussion of what changes need to be implemented; Mr. Connolly will propose a draft of the new bylaws. There was also discussion regarding materials to be presented to the Planning Commission and the possibility of requiring the authors of various documents to present those documents and answer technical questions.

### **b. Additional business**

Ms. Yannich compared the filing fees for several neighboring municipalities for the same lot. This was done to give the commission an idea for application fees with for development.

**Next Meeting** – April 18, 2019

**Adjournment** – 8:10 pm

Recorder: Amy Organek