

Warrington Township Planning Commission

Minutes for April 1, 2021 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. April 1, 2021 via Zoom. The members present were as follows:

Richard Rycharski	Chair	Bob Watts	Member
Shirley Yannich	Vice Chair	Shawn McGuigan	Alternate
Vince Evans	Secretary		
Ted Cicci	Member	Roy Rieder, P.E.	Planning & Zoning
William Connolly	Member	Christian Jones	Planning & Zoning
Herb Rubenstein	Member	Mary Stover, P.E.	CKS Engineers

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance.

Public Comment - None

1. Approval of Minutes

a. January 21, 2021

On a motion made by Mr. Cicci, seconded by Mr. Connolly, the Warrington Township Planning Commission voted to approve the minutes of January 7, 2020. This motion passed with a vote of 7-0.

2. Old Business – None

3. New Business

a. Review and, if appropriate, make recommendations concerning a comprehensive zoning ordinance for Warrington Township.

David Zipf and Luke Rosanova presented the draft zoning ordinance to the Planning Commission to list the goals and give an overall summary of the major changes to the ordinance including the organization of the ordinance, consolidation of several existing zoning districts, and creation of new districts. As chair of the Ad-Hoc committee in charge of revising the zoning ordinance, Mr. Connolly explained the rationale of some of the changes. There was discussion regarding eliminating self-storage facility use in the proposed BZ district as well as discussion regarding requiring accommodations for future electric vehicle charging stations. The Planning Commission referred the matter back to the Ad Hoc committee to make minor revisions and will revisit the draft in May. Further details of the discussion are contained in the attached meeting notes from the Bucks County Planning Commission.

4. Subcommittee Business

a. None

Next Meeting – May 6, 2021

Adjournment – 8:30 pm

April 1 Planning Commission Meeting Comments –

1. Garage sale signs and homeowner signs should be included within or as their own definitions, with corresponding pictures
2. At the beginning of Article II, explain that use definitions are found in Article III and not in Article II.
3. On the map, move the PI-2 label, currently over an OS/P parcel northwest of the Eureka Quarry, to the PI-2 parcel northeast of the quarry.
4. Fix issues with exporting the map to PDF. PC members received error messages when opening the map PDF about the map and font displaying incorrectly.
5. Remove uses H2a Non-Professional Home Occupation and H2b Professional Home Occupation from the CR District in the Article IV text, on the CR district chart (page 129) and Table 300.
6. Page 129 - CR District purpose – replace “facilities” with “uses”
7. Page 44 – Agricultural uses – One single-family detached house should be permitted in conjunction with most agricultural uses. The language should be at the beginning of the agricultural uses section in Article III. On page 45, subsection (5)c. should be removed.
8. Remove Use E20 Limited-Access Self-Storage Facility from the BZ District.
9. New uses –
 - Address standalone ATMs/bank kiosks, typically found in shopping centers accessory use to all commercial uses with standards similar to a drive-thru. Related to this, the committee should also consider developing provisions for standalone Amazon lockers.
 - If there is time and sufficient research or other municipal examples, develop a use for electric vehicle charging stations/electric vehicle parking lots.
 - Permit only where gas stations are permitted?
 - One thought is to amend uses E4 Motor Vehicle Service Station, E28 Convenience Store with Fuel Sales and H8 Sale of Motor Fuel as Accessory Use to Retail/Store to allow for any fuel type, not just gasoline.
10. Electric vehicle parking spaces
 - Issue with requiring new development to have EV parking spaces (page 197)
 - We should promote EV spaces, not require them, with more standards
 - Could also require a minimum parking requirement be met with regular parking spaces and then EV spaces are permitted once the min. parking requirement has been met.
11. Township will need to amend the comprehensive plan’s Future Land Use (FLU) map. The township solicitor and the BCPC will create language to do so.
 - The IST District is shown as single-family residential on the FLU map
 - The OS/P and Quarry parcels along Bristol Road are shown as commercial on the FLU map
12. Ad-hoc committee will revise the document and come back to the PC. Next draft should be ready by May 6th PC meeting, May 20th at the latest. If PC is okay with the revised document and recommends it to the BoS, then the BoS will hold a public hearing.

Other items to discuss –

- Switch “related by blood” language to “related by birth” (only appears in use definition and use description for Multigenerational Apartment)

- Remove the OS/P parcel going through Valley Square
- R1-C area and dimensional requirements – leave district as is with the as-built standards?
- R1 District minimum lot size and parcels not serviced by public utilities
- Signs on electric vehicle charging stations