

# Warrington Township Planning Commission

## Minutes for May 20, 2021 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. May 20, 2021 via Zoom. The members present were as follows:

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

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

The meeting opened with the Pledge of Allegiance.

### **Public Comment – None**

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

##### **a. May 6, 2021**

On a motion made by Mr. Cicci, seconded by Ms. Yannich, the Warrington Township Planning Commission voted to approve the minutes of May 6, 2021. 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 drive-up ATM kiosk at the Shoppes at Valley Square on Easton Road in the CBD Zoning District.**

Mr. Chris Quinn & Mr. Jim Gabrielli were present this evening for this application for a drive up bank kiosk for Chase Bank at the Shops at Valley Square. The current proposal is to install a drive up kiosk in the area between PF Chang's and the Easton Rd side. The members of the Planning Commission expressed disappointment that there was no participation by the property owner.

There was a great deal of concern about constructing a drive-thru kiosk on a property that had been designed to be primarily pedestrian. There was extended discussion regarding the best place for it to be placed with a discussion of whether it should be a drive up or walk up. Several locations throughout the site were discussed, but it was decided that applicant will reevaluate their options and then schedule a meeting with township staff, Valley Square and the applicant.

With no further questions from the commission or the audience, Mr. Watts made a motion that was seconded by Ms. Yannich, to table this application. Motion passed 6-0. The applicant will return at a future date to be determined and will coordinate to have representatives from the

property owner and Chase Bank in attendance.

#### **4. Subcommittee Business**

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

Mr. Jones said the Zoning ordinance is on the agenda for the Board of Supervisors next week for advertisement.

Mr. Connolly said the Ad Hoc Zoning/SALDO Revision Committee will begin work to revise the Subdivision and Land Development Ordinance at its first meeting in June. He asked that any member who has any concerns or areas of known issues with the SALDO forward those concerns to him as soon as possible for them to be addressed.

Mr. Connolly indicated some need for review on the increased number of applications for waivers of land development in spite of having fully engineered plans. His concern is what the benefits are and what is being avoided by waiving this requirement. This was discussed and may be attributed to COVID restrictions and changes in the fees schedule. This could be part of the review for the SALDO revision. There was a suggestion that a more appropriate vehicle might be an application for an amended final plan rather than a waiver of land development.

#### **5. Additional Business**

The option to have in person meetings is still in the approval process and is dependent on what happens at the state level as well. With the new AV equipment being installed we will hopefully have better success with hybrid meetings.

**Next Meeting** – June 3, 2021

**Adjournment** – 8:30 pm

Recorder: Amy Organek