

# Warrington Township Planning Commission

## Minutes for July 1, 2021, Meeting

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

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

### Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance.

### Public Comment – None

#### 1. Approval of Minutes a. June 3, 2021

On a motion made by Ms. Yannich, seconded by Mr. Rubenstein, the Warrington Township Planning Commission voted to approve the minutes of June 3, 2021. This motion passed with a vote of 6-0.

#### 2. Old Business – None

#### 3. New Business

**a. Review and make recommendations concerning proposed updates to the Warrington Township Comprehensive Plan.** Luke Rosanova and David Zipf of the Bucks County Planning Commission explained the purpose of the amendment to the Comprehensive Plan was to adopt text change and to amend the Future Land Use Map contained in the Comprehensive Plan to reflect the new IST, Industrial Science/Technology, zoning district proposed for the northern section of the CE, Cemetery District. Mr. Connolly also commented on the appropriateness of the changes. On a motion made by Mr. Rubenstein and seconded by Ms. Yannich, the Planning Commission voted unanimously to recommend approval to the Board of Supervisors.

**b. Review and make recommendations concerning the Warrington Township Draft Zoning Ordinance.** The discussion regarding the Draft Zoning Ordinance was conducted simultaneously with the review of the modifications to the Comprehensive Plan. Mr. Rosanova indicated that the changes were based on comments received during public review. One comment had been concerning a reduction in the maximum allowable impervious surface area in the R2 district for subdivisions created using the cluster option contained in the existing ordinance. The solution was to create overlay districts for about six subdivisions which had been created under that provision to enable the bulk standards under which they had been created to remain. The other changes were regarding requirements in the proposed EV, Eureka Village, zoning district. An interested property owner had provided comments from a planner regarding the text for this district. Some of the comments were found to be good suggestions and had been incorporated into the Draft Zoning Ordinance before the Planning Commission. After a motion to recommend approval to the Board of Supervisors by Ms. Yannich and a second by Mr. Rubenstein, the motion passed 6-0.

**4. Subcommittee Business**

**a. Zoning/SALDO Revision Committee**

The Ad-Hoc Committee has been continuing their page-by-page review of the SALDO.

**5. Additional Business - none**

**Next Meeting** – July 15, 2021

**Adjournment** – 8:20 pm

Recorded by:

Roy W. Rieder, P.E.