

Warrington Township Planning Commission

Minutes for August 19, 2021 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. August 19, 2021, at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

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

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance.

Public Comment

1. Approval of Minutes

- a. July 1, 2021 – recorder needs to be noted
- b. July 15, 2021

In a motion by Mr. Watts, seconded by Mr. McGuigan, the Warrington Township Planning Commission voted to approve the minutes of July 1 and July 15, 2021. Motion passed 6-0.

2. Old Business – None

3. New Business

a. Review and make recommendations on an application for a waiver for sign height at 1438 Easton Rd in the Corridor Overlay District

Mr. Jim Gault, partner in the Victorian Village, was present this evening for this application. The existing 15-foot sign needed to be replaced due to age and wear, but the current maximum allowable height is now 12 feet as stated in the SALDO for the corridor overlay. Unfortunately, with this limitation, the bottom 2 lines of the sign are blocked by the guardrail. The applicant is requesting a waiver, since this requirement is in the SALDO for the overlay district, to increase the sign back to the original height of 15 feet.

There was discussion on the need for a waiver rather than a variance and the grandfathering of the sign height since it was a replacement of the existing sign.

Mr. Rubenstein made a motion, seconded by Mr. McGuigan, to recommend to the Warrington Township Board of Supervisor to grant the waiver of sign height for Victorian Village, 1438 Easton Road. The motion passed 6-0

b. Discussion of the McNaney Tract in the IU-A1 zoning district at the intersection of Street Road and Folly Road.

There was discussion on the status of this project and what has been done with the community, the owners, and the developer. The plan that the committee had recommended included 30 new dwelling

units and one existing dwelling unit on 7.5 acres. The project was recently surveyed and was found to contain only 7.2 acres, slightly less acreage than originally thought. The allowable density included in the Zoning Ordinance update that is before the Supervisors is 4 dwelling units per acre. With 7.2 acres only 28 units would be permitted. It was suggested that the Zoning Ordinance could be amended to accommodate this issue. The amendment would revise the maximum density from 4 dwelling units per acre to 4.35 dwelling units per acre.

In a motion by Mr. Connolly and seconded by Mr. Rubenstein, the Planning Commission voted to recommend a technical ordinance amendment after the zoning ordinance currently scheduled to be considered for adoption on August 24, 2021 is approved by the Board of Supervisors to correct the maximum density. The motion passed 6-0.

c. Review and make recommendations for a preliminary subdivision plan for Laurel Crossing at 3501 County Line Road in the RA zoning district

Justin Strahorn was present this evening for this application. Most of the open space would be deeded to the Township (15 acres approximately) with the remaining being managed by the HOA.

Will serve letters have been received from Bucks County Water and Sewer and Montgomery Township for sewer services and North Wales Water for the water service.

The applicant had completed a Phase I Environmental Site Assessment, but there are environmental concerns for the land since this had been used as a nursery for 20 years. The applicant has agreed to take additional surface soil samples to test for toxic substances.

Traffic concerns were believed to merit further study. The applicant will conduct a gap study within the next two weeks and submit the results.

Mr. Strahorn said they were delaying their request for a recommendation for preliminary approval pending completion of these studies and they would like to return to the Planning Commission on September 16th for consideration of the preliminary plan approval.

Concerns discussed:

- Sidewalks on both sides – A waiver is being requested to have sidewalks on one side only for the road from County Line Road to the “T” intersection.
- School bus stop area – A concrete pad has been provided
- Stormwater – The majority of the stormwater will be directed to the larger constructed wetland basin. However, a small area flows to the proposed rain garden. The rain garden will be modified to address the comments in the CKS Engineers, Inc. review letter.
- Street Names – Two street name suggestions were made by the Historic Commission. Those names will be provided to the applicant for consideration.
- Direction signs were suggested for the entrance of the development to indicate the proper way to turn at the tee intersection to access a particular property.

4. Subcommittee Business
a. Zoning/SALDO Revisions

The new Zoning Ordinance will hopefully be adopted next Tuesday, August 24, 2021. SALDO revisions are in progress and moving along well.

5. Additional Business

Gov. Wolf signed a new law regarding the sunshine laws and the posting of agendas. Please review for information purposes.

Next Meeting – September 2, 2021, but there is nothing submitted at this time

Adjournment – 8:03 pm

Recorder: Amy Organek