

Warrington Township Planning Commission

Minutes for October 21, 2021 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. October 21, 2021, at the Township Building located at 852 Easton Road, Warrington, PA 18976 and via Zoom. The members present were as follows:

Richard Rycharski	Chair	Bob Watts	Member
Shirley Yannich	Vice Chair		
Herb Rubinstein	Secretary	Roy Rieder	
Ted Cicci	Member	Doreen Curtin	Planning & Zoning
Bill Connolly	Member	Mary Stover, P.E.	CKS Engineers - Excused
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. September 16, 2021

In a motion by Mr. Conolly, seconded by Ms. Yannich, the Warrington Township Planning Commission voted to approve the minutes of September 16, 2021, with the correction of the header. Motion passed 4-0-1, with Mr. Rycharski abstaining.

2. Old Business – None

3. New Business

a. Consider the feasibility of conducting a review of ‘paper’ streets, unopened streets, and streets not dedicated for the purpose of abandoning certain rights of way.

The item of concern is what the township can do in relation to ‘paper’ streets. They have been an issue in the past with access for land development projects. It was suggested that more information on what is raising this discussion and what can be done legally be gathered.

Municipalities can take dedication of streets within 21 years, but if dedication is not taken in that time, the property reverts to the owners of each property with the center line of the road as the property line. There is an easement along that paper street for anyone in that subdivision to use the paper street. In relation to planning, paper streets can complicate plans by making the roads and access challenging.

It needs to be determined what benefits there are to vacate these streets by the township.

There was discussion on where the paper streets are and what services are being provided to residents on these paper streets.

In a motion by Mr. Conolly and seconded by Mr. Rubinstein the Warrington Township Planning Commission voted to recommend that the township explore the paper streets and mapping where they are in the township. The motion passed 6-0.

4. Subcommittee Business

a. Zoning/SALDO Revisions

Mr. Conolly reviewed the progress on the SALDO revisions. Mr. Rycharski asked that they review the language of lot line

5. Additional Business

Mr. Conolly presented the following items as potential issues of concern for the Planning Commission:

- The development near Crestwald Terrace/George's Lane and the ongoing and worsening issues with access
- Mini hospitals are not currently permitted in the zoning ordinance. This has come up and there should be discussion on how this should be managed.

Climate Action Plan Committee

Ms. Yannich gave an update on the activity of this committee. She reviewed the statistics on where the township's emissions are and what our action plan is for future steps. The plan is to provide a plan for the local government to introduce and pass ordinance to reduce the township's carbon footprint.

This was originally an initiative of the Sierra Club and Bucks County is endorsing this as well.

Vince Evans has contacted Mr. Rycharski and Mr. Gaines that he would like to join the Planning Commission again.

Ms. Yannich made a motion, seconded by Mr. Conolly, to recommend to the Board of Supervisors to instate Mr. Evans as 1st alternate for the Planning Commission. The motion passed 6-0.

Next Meeting – November 4, 2021

Adjournment – 8:30 pm

Recorder: Amy Organek