



MINUTES
WARRINGTON TOWNSHIP PLANNING COMMISSION
17 November 2022 – 7:00 P.M.

MEMBERS

Richard Rycharski	Chairman	Present
William Connolly	Vice-Chairman	Present
Herb Rubenstein	Secretary	Present
Ted Cicci	Member	Present
Shawn McGuigan	Member	Excused
Bob Watts	Member	Present
Fred Gaines	Member	Present
Vince Evans	Alternate	Present
Mary Stover, P.E.	Township Engineer, CKS	
Roy Rieder	Zoning Officer	
Christian Jones	Township Assistant Manager	
Doreen Curtin	Deputy Zoning Officer (excused)	

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

No public comments

AGENDA ITEMS

Mr. Rycharski announced that a revision to the agenda was needed by adding Agenda item 5a to consider acceptance of the resignation tendered on 17 December 2022 of Shawn McGuigan and to consider making a recommendation to the Board of Supervisors to appoint T. R. Vincent Evans as a full member of the Warrington Township Planning Commission beginning in January 2023 and ending on December 31, 2026.

Mr. Connolly made a motion seconded by Mr. Watts to amend the agenda. The motion passed unanimously.

1. Approval of Minutes

a. November 3, 2022

Motion to approve the minutes was made by Mr. Watts and seconded by Mr. Cicci.

Motion carried 7-0.

2. Old Business

- a. None.

3. New Business

- a. Review and make recommendations regarding Zoning Hearing Board Application WT ZHB 22-18 requesting variances for wall signs at McAlister's Deli at 60 Easton Road in the CBD Zoning District.

Christen G. Pionzio, Esq. is representing McAlister's Deli. She is assisted by John Alejnikov, P.E., of Bohler Engineering. This is a brand of restaurant new to the area which will be unfamiliar with this chain. For this reason, signage is very important to the success of the business. For this reason, the applicant is requesting three wall signs scaled to the size of the building. Sketches showing 32.8 square feet on each of three signs were displayed showing the size of the sign being proportional to the building. The applicant is also requesting a monument sign of 39.4 square feet facing Easton Road. Mr. Connolly mentioned that the proposed monument sign is in front of the wall sign on the same face.

There was concern that the existing base on which the monument sign is proposed is 6 feet, but the proposed sign is 9 feet long. Ms. Pionzio agreed to make the monument sign 6 feet long to match the existing base.

Mr. Gaines suggested that the wall sign on Easton Road be eliminated. Mr. Rubenstein pointed out that it would not be desirable to have a vacant wall on the Easton Road façade. Mr. Rycharski agreed that it would be appropriate to allow a sign on that face. Mr. Rycharski objected to the sign for the pick-up window. He felt it was not appropriate to face such a sign onto a major thoroughfare.

Mr. Connolly made a motion to recommend that the BOS not oppose the three wall signs with dimensional variances and recommend a neutral position regarding the monument sign provided that the monument sign be scaled down to match the existing sign base. Mr. Watts seconded. The motion passed unanimously.

- b. Review and make recommendations regarding an Amended Final Plan for McAlister's Deli at 60 Easton Road in the CBD Zoning District.

Ms. Pionzio presented a response letter to review letters provided by the township engineer and the township traffic engineer. Mr. Connolly observed that it appeared that the architect has not been providing the site engineer with updated plans on which the site plans are based. There are several inconsistencies between the site plan and the architectural layout.

After a great deal of discussion, Ms. Pionzio and Mr. Alejnikov agreed to modify the plan to explicitly state that the amount of interior seating will be exactly the

same as when the former Burger King was in operation.

Mr. Connolly made a motion to recommend approval provided the applicant comply with the recommendations of the traffic engineer and township engineer, that the required buffers be installed in accordance with the ordinances, and that there be no increase in the number of interior seats than when the Burger King was in operation. Mr. Rubenstein seconded. The motion passed unanimously.

- c. Review and make recommendations to Board of Supervisors regarding Zoning Ordinance Revisions.

Mr. Connolly stated that there are 119 specific changes, but many were repetitive. The significant changes are small cell wireless provisions, corrects front yard setbacks along major streets, moves all traffic study requirements to the SALDO so they can be waived, clarifications on utility structures vs. utility operating facilities, combined the requirements for truck terminals, warehouses, and distribution centers, solves problems with reverse frontage lots, makes some technical corrections in the EV district, deals more clearly with existing non-conforming uses, includes standards for special exceptions, provides further sign requirements to ease them somewhat, adds community special event signs, addresses generator in the side yard, added EV charging stations as accessory uses. Mr. Connolly included three additional uses to be restricted north of Street Road.

Mr. Rubenstein moved to recommend adoption of the proposed amendments to the Board of Supervisors. Mr. Evans seconded the motion. The motion passed unanimously.

4. Subcommittee Reports

- a. None

5. Additional Business

- a. Consider accepting the resignation of Shawn McGuigan as a member of the Warrington Township Planning Commission and, if accepted, consider a recommendation to the Board of Supervisors to appoint T.R. Vincent Evans to a four-year term as a full member of the Warrington Township Planning Commission beginning in January 2023 and ending on December 31, 2026.

Mr. Rubenstein made a motion to accept the resignation of Mr. McGuigan and further recommended that Mr. Evans be recommended to be made a full member of the Planning Commission in January 2023 with a four-year term ending on December 31, 2026.

- b. Darshan Patel, addressed the Planning Commission. He has been a resident since 2003 and is a business owner. He would like to serve on the Planning Commission. Mr. Rycharski explained that there were three opening for

Alternate Planning Commission members. He encouraged Mr. Patel to apply to be an Alternate Member.

Mr. Connolly made a motion to add Agenda Item 5b to consider Mr. Patel for appointment as an Alternate Member of the Warrington Township Planning Commission; the motion was seconded by Mr. Rubenstein. The motion passed unanimously.

Mr. Connolly then made a motion to recommend that the Board of Supervisors appoint Mr. Patel as an Alternate Member of the Planning Commission. Mr. Rubenstein seconded the motion. The motion passed unanimously.

Mr. Gaines stated that the Board of Supervisors would consider Mr. Patel's appointment to the Warrington Township Zoning Hearing Board at their meeting on November 22, 2022.

6. Next Meeting

- a. December 01, 2022

Meeting adjourned at 9:00 pm.