



**MINUTES**  
**WARRINGTON TOWNSHIP PLANNING COMMISSION**  
**March 16, 2023 – 7:00 P.M.**

**MEMBERS**

Richard Rycharski	Chairman	Present
William Connolly	Vice-Chairman	Abstained
Vince Evans	Secretary	Present
Ted Cicci	Member	Present
Fred Gaines	Member	Excused
Bob Watts	Member	Present
Herb Rubenstein	Member	Excused
Darshan Patel	Alternate	Present
Mary Stover, P.E.	Township Engineer, CKS	
Chad Dixon	Township Traffic Engineer, McMahon	
Doreen Curtin	Zoning Officer	
Christian Jones	Township Assistant Manager	

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

No public comment

**AGENDA ITEMS**

**1. Approval of Minutes**

a. March 2, 2023

Mr. Cicci made the motion to approve the minutes, the motion was seconded by Mr. Evans and the motion carried unanimously.

**2. Old Business**

- a. Review and, if appropriate, make recommendations for a conditional use approval for a restaurant with a drive-thru at 807 Easton Road in the BZ zoning district.
- b. Review and, if appropriate, make recommendations for a conditional use approval for a restaurant with a drive-thru at 771 Easton Road in the BZ zoning district.

The Applicant was not in attendance, the meeting was tabled until April 2023.

**3. New Business**

- a. Review and, if appropriate, make recommendations for the Elite Plaza final land development plan at 1248 Easton Road (TMP 50 022 36) in the BZ zoning district.

For the Applicant  
Chris Rice – Engineer  
Owners

Mr. Rice reviewed the project and presented a site plan. He explained they were granted a Special Exception and were approved for a number of Variances by the Zoning Hearing Board. (ZHB) He described the conversion of the building to a commercial unit on the first floor and two apartments on the second floor with no site alterations. He also noted that they would not be adding to the existing impervious coverage overall. Mr. Rice presented the PC members with additional documentation. He noted that the site was surveyed and there were some changes made to the site plan.

Mr. Rycharski asked about encroachments and the legal aspects of the encroachments and a discussion ensued. Mr. Connolly asked if they found anything on recorded plans and Mr. Rice noted he was not able to locate additional documents.

Mr. Rycharski asked about Right of Adverse Possession for lands being used by the Applicant and Mr. Connolly asked if the land was deeded over to the Applicant's parcel. Discussion ensued about the easement and drive on the neighboring property noting that easements are not valid unless recorded.

Mr. Rycharski inquired about the small retaining walls and limit of disturbance information. Mr. Connolly stated that any change or request needed to be shown on the plan.

Discussion ensued on whether the sidewalk and driveway apron would trigger a PennDOT review and HOP. Mr. Connolly noted the plans need to be adjusted to show the property line correctly. Further discussion ensued regarding the sidewalk with Mr. Connolly noting that the PC wanted to see a sidewalk on the plan. Plan needs to show removal of walls, property line in the correct location and showing and removing drives on both sides of the building and Mr. Connolly asked Ms. Stover to reflect that in another letter to the Applicant.

Discussion ensued regarding the driveway stub for a connection to an adjoining property for safe access to both.

Discussed CKS review letter; noted they have existing impervious and offered to do mulched beds and some islands for open space requirements. They asked for a waiver of curbing. Mr. Connolly expressed that the request seemed reasonable. Ms. Stover noted the Applicant was not adding impervious cover. Discussion ensued regarding storm water management.

Mr. Rycharski inquired about access to the residential units and discussion ensued about the configuration and access.

There was a small discussion regarding the basement area and its use currently and in the future.

Mr. Rycharski and Mr. Connolly inquired about the architectural details and the Owner discussed the colors and the proposed materials for the exterior surfaces and railings.

Mr. Connolly noted there was no landscape plan and one should be provided.

Discussion ensued the sidewalk and sidewalk connection to the building.

Mr. Rice moved to discuss the landscaping including buffer zones. Mr. Connolly noted that while buffering usually is not dependent on neighboring properties, there

was a sufficient number of trees as long as they added some understory and shrubbery to block headlights. Discussed the addition of a few additional trees along the front by the sign.

Mr. Rice asked about a waiver of a sealed landscape plan by a licensed architect and Mr. Rycharski addressed Ms. Stover stating that as long as she was comfortable with the plan and how it related to the ordinance it may not require to be sealed.

A discussion ensued regarding the placement of trash containers for the commercial portion and the residential portion. While the Applicant noted that they have off location containers and shared containers, Mr. Rycharski stated that adequate provisions must be made on site for both the residential and commercial floors. He also stated that they cannot be stored internally on the commercial floor but need to be accessible to the residents.

Mr. Rice asked for feedback on installing pavers and Mr. Connolly noted that there was not really enough room to install pavers as decorative features. Mr. Connolly noted the same applied to other features.

Mr. Rice noted that much of the rest of the items from the CKS review letter were noted as will comply.

Discussion ensued regarding sewage and waste removal and whether the current situation was adequate. Mr. Rycharski noted that the current standard would most likely be fine if the bathrooms in the basement were discontinued.

Mr. Rice noted they were asking that the Environmental Impact Statement be waived and that the plan be submitted as Preliminary and Final together.

Mr. Rice addressed the letter submitted by Mr. Dixon and they reviewed fire truck turning radii, signs, signs and striping, etc. He noted that due to the narrowness of the driveways they would be designated as one way in and out. There would also be designated parking and ADA requirements. Noted that they were hoping not to go for an HOP.

Discussion ensued regarding the architectural details and components and it was agreed upon that the Applicant would revise the plan and return to the PC for further consideration.

Mr. Connolly and Mr. Rycharski reiterated that they wanted to see a review by the Fire Marshall.

It was noted that there should be more clarification regarding site lighting.

Mr. Rycharski noted that they were not able to give a recommendation at this time and would look forward to revised plans.

#### **4. Subcommittee Reports**

- a. None

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

- a. Discuss short term priority action items checklist from 2018 Comprehensive Plan.

Mr. Connolly noted that there was still some tweaking of the plan and proceeded to discuss a short list of items noting attention needed to be given to what happens

when schools, golf courses and other large areas are sold. They discussed Industrial Zoning by the quarry. Mr. Evans noted that the PC should revisit the open space component.

Mr. Gaines noted that a DART line will soon be servicing some of the 55 and older developments noting that the Township never worked with PennDOT on road improvement plans. Discussion ensued.

**6. Next Meeting**

- a. April 6, 2023

Meeting adjourned at 8:37pm.