Warrington Township Planning Commission
Minutes for May 4, 2017 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:00 pm. May 4, 2017 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Richard Rycharski	Chair
Ben Redd	Excused - Vice Chair
Vince Evans	Secretary
Ted Cicci	Excused - Member
Bill Connolly	Member
Fred Gaines	Member
Brian Shapiro	Member
Terry W. Clemons, Esq.	Township Solicitor
Roy Rieder, P.E.	Planning and Zoning
Cindy Van Hise	CKS Engineers
Shirley Yannich	Chair, Board of Supervisors
Carol Baker	Board of Supervisors
Fred Gaines	Board of Supervisors
Matt Hallowell	Board of Supervisors
Millie Seliga	Board of Supervisors

Call to Order/ Pledge of Allegiance:
The meeting opened with the Pledge of Allegiance

Public Comment
Donald Trost, 2910 Bristol Rd
Agenda postings are late in the day and make it hard to plan to attend meetings relevant to our interests. He would like to have better communication as to the agenda items and postings.

Joint Workshop Session with Board of Supervisors

1. Discussion of the concept of modifying the cluster option in the RA zoning District
Ms. Yannich reviewed the purpose of the workshop and the work of the Planning Commission for the public.

Mr. Rycharski reviewed the draft document of the portion of the comprehensive plan that has been returned by the Bucks County Planning Commission thus far. The Bucks County Planning Commission has done an excellent job interpreting the Planning Commission's direction regarding the vision for the township. Demographics are the issues needing updating from this draft.

There was comment from the public regarding the lack of their ability to make comment. Ms. Yannich reviewed the purpose and formation of the comprehensive plan.

Ms. Seliga asked regarding the buffering for streambanks for storm water management. The current buffer is 50 feet, but there is discussion of increasing it to 100 feet.

There was repeated questioning from a member of the public for clarification on the properties being rezoned and developed. Mr. Clemons spoke to the purpose of this hearing; it is not a discussion on a particular property, it is a workshop where they can improve the cluster ordinance and comprehensive plan to make it work properly to promote the vision for Warrington Township. It is not a time for the public to make comment, there will be time for that at later meetings.

Ms. Yannich asked if there were any existing ordinances on the books which can be adapted to promote open space without any rezoning. Mr. Rycharski said there are, but they are not functional as written. It would be best to make by right uses, rather than conditional.

Can we discuss amending the RA zoning ordinance now? Yes we can, per Mr. Clemons.

Mr. Gaines suggested making it two questions.

1. Modify conditions of clusters development – these ordinances need to be made workable to our vision
2. By right or conditional use
   Conditional gives the Board of Supervisors more control, but by right is clearer.

There would be no minimum lot size in the cluster development. Lot sizes would be determined by the developer based on minimum open space and maximum density specified in the ordinance.

The goal is to make clusters of homes surrounded by green space, rather than have large lots.

We cannot negate development, but we need to determine what we will give to preserve open space.

Planning Commission will take the lead and develop a revision to make a draft that will put the idea of lowering the percentage of open space for 80 to 65 to make it functional. By making public water and sewer services mandatory, the need for the large lots for these onsite systems will be unneeded.

Mr. Clemons asked that they address the quality and design of the open space. It should be contiguous, accessible and useable. Also, ownership of the open space should be addressed; will it be dedicated or HOA, or other options. This will solve some problems before they are formed.

Public comment
Lauri Myers, 3014 Bristol Rd
She asked if the draft was available to the public, which it is not. Also, this is very close to the existing comprehensive plan which is available on the website.

Ms. Myers also questioned how the changes to ordinances are advertised. Mr. Clemons described the advertising process and emphasize that the notification requirements are satisfied by the public notices placed twice in the *Daily Intelligencer.*

Robert Garges, 2921 Pickertown Rd
How do we get a say in these decisions? It was stated that the elected officials make the decisions.

Work session was adjourned

1. Approval of Minutes
a. April 6, 2017
On a motion made by Mr. Evans, seconded by Mr. Gaines, the Warrington Township Planning Commission voted to approve the minutes of April 6, 2017. This motion passed with a vote of 5-0.

Mr. Conolly - yes Mr. Evans – yes Mr. Gaines – yes
Mr. Rycharski – yes Mr. Shapiro - abstain

2. Posting of Minutes
a. April 20, 2017
On a motion made by Mr. Evans, seconded by Mr. Conolly, the Warrington Township Planning Commission voted to post the minutes of April 20, 2017. This motion passed with a vote of 5-0.

Mr. Conolly - yes Mr. Evans – yes Mr. Gaines – yes
Mr. Rycharski – yes Mr. Shapiro - abstain

3. Old Business - none

4. New Business
a. Review and if appropriate make recommendations regarding the Sandstone major subdivision located at the intersection of Phillips Ave and Street Rd.

Steven Katz was present this evening for this application. They had originally intended on requesting preliminary and final, but based on the comments just received from the engineers there is still work to be done.

Items from Mr. Katz's plan review:

- HOA will be created to maintain the basin rather than being part of one of the lots.
- The trees survey was completed
- 8 houses on a cul-de-sac is the current plan
- Mr. Katz reviewed the changes in this plan from prior submissions
- Some of the former open space was redistributed into another lot because it was not contiguous and was relatively inaccessible.

A question was raised in the removal of trees due to the water and sewer services to the neighboring property and the potential of replanting trees

The applicant was asking possibly using the fee in lieu of open space option.

There was a question regarding putting the W/S services through the required buffering. This would need to be resolved by Zoning Hearing Board, but the Planning Commission did not object.

There was no opposition to waiving additional traffic studies.

They are planning on installing asphalt trail along Street road and match the neighboring trail instead of sidewalks.

The WTPC would be supportive of variances needed to implement the plan as depicted.

In a motion by Mr. Evans and seconded by Mr. Connolly, the Planning Commission voted to recommend preliminary and final plan approval pending approval by the Zoning Hearing Board and compliance with recommendations of the CKS review letter of 4/22/17. The motion passed 5-0.

Mr. Conolly - yes Mr. Evans – yes Mr. Gaines – yes
Mr. Rycharski – yes Mr. Shapiro - yes

b. Review and if appropriate, make recommendations regarding the Petition for Zoning Map Amendment, St John Neumann Property, TMP 50-004-007-001, Upper State Rd and Detweiler Rd.

Mr. Wally Smerconish, applicant and a representative from the Archdiocese of Philadelphia were present this evening. Mr. Smerconish reviewed his application for the zoning change request for the property he has under agreement.

Mr. Smerconish reviewed his application and potential plans. He stated that he would prefer to make the use for this residential, but he would like to know the Planning Commission's thoughts for potential uses for this property.

He has contacted CNBJSA (New Britain Township) regarding EDUs available since there is no sewer EDUs available through Warrington Township. It was stated that there are EDUs available, but there is not a joint municipal agreement to allow for usage of these EDUs by Warrington residents.

Mr. Rycharski stated that he would like to see a more in depth traffic study.

The Archdiocese does not plan to sell the remaining land, but to retain ownership for future expansion.

Mr. Smerconish suggested that this be tabled for now so that the ordinance work can be completed and options can be investigated. Additional potentials and by right uses could be researched.

<u>John Pileggi, Limekiln Pike</u>
Mr. Pileggi stated that he had heard from a resident on Detweiler Road that there appears to be a grave in the corner of Stump and Detweiler Rds. – This will be investigated.

5. Comprehensive Plan

a. Discuss three draft sections of the Comprehensive Plan

i. A Vision for the Future
ii. A Community that Plans for its Future
iii. Implementing its Vision

These have been discussed in workshop.

6. Subcommittee Reports – none

7. Additional Business - none

Next Meeting – May 18, 2017

Adjournment – 9:30 pm

Recorder: Amy Organek