

Warrington Township Planning Commission 2019 Annual Report

The Warrington Township Planning Commission submits the following report to the Governing Body in accordance with the Pennsylvania Municipalities Planning Code Article 11, Section 207, "The Commission shall keep a full record of its Business and shall annually make a written report by March 1st of its activities to the Governing Board".

Planning Commission Members-2019

Citizen Members

Richard Rycharski	Chair
Bill Connolly	Vice Chair
Vince Evans	Secretary
Ted Cicci	Member
Bob Watts	Member
Herb Rubenstein	Member
Shawn McGuigan	Member
Fred Gaines	Associate Member

Staff and Support

Roy Rieder	Planning and Zoning Officer
Cindy VanHise	CKS Engineering
Amy Organek	Recorder

Meeting Dates

January 17 th	February 07 th	March 07 th
March 21 st	April 04 th	April 18 th
June 06 th	July 18 th	August 01 st
September 05 th	September 19 th	October 03 rd
October 31 st	November 07 th	November 21 st
December 05 th		

Miscellaneous Business and/or Actions-2019

January 17th

1. Reorganization Results:

- Chairman Rich Rycharski

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| • Vice Chairman | Bill Connolly |
| • Secretary | Vince Evans |
| • Member | Ted Cicci |
| • Member | Bob Watts |
| • Member | Herb Rubenstein |
| • Member | Shawn McGuigan |

2. Fred Gaines resigned as associate member as he was named Chair of the BOS, Ms. Shirley Yannich was asked to replace him as alternate, she accepted.
3. Review conditional use application for Eureka Tract. There was considerable discussion as to safety at the intersection of Buttercup Blvd, various parking issues as well as the need for a conditional use. Several neighbors of the tract voiced opinions as outlined in the minutes. A motion was passed with a recommendation for approval with conditions outlined in the minutes.
4. Review a waiver of land development for the O.P. Schuman property. There was considerable discussion as to storm water management. The Attorney for County Line Fence contended that a problem exists and believes this will only make it worse. A motion was passed to recommend approval with conditions as outlined in the minutes.
5. A motion was passed to recommend a waiver of the land development process for the new Warrington Police Station.
6. A report as to progress from the Zoning/SALDO revision committee.

February 7th

1. Review a proposed text amendment to part 22-signs of the Township Zoning Ordinance. 1800 Street Road is asking for a revision to allow for wall signage not permitted in the ordinance. This application has been denied by the Zoning Hearing Board. There was discussion as to appropriateness and if any other alternative was viable. No decision was made.
2. Consider a proposal to place Bus Shelters along Easton Rd. The discussion centered on storm water management and some parking encroachment. A motion was passed to send to the BOS with conditions as outlined in the Minutes.
3. Review of the Eble subdivision plan, a motion was passed to recommend approval with conditions as outlined in the minutes.
4. Review an application to rezone the Wade Cardamone tract from RA to R1. Discussion centered on the lack of minimum acreage as required by the

Ordinance, it was agreed to table for further information. Supervisor Baker requested a review of the performance of the ordinance now that it has been implemented.

5. Supervisor Yannich discussed her notes on the sale of Water and Sewer Dept.

March 7th

1. Discussion of the Conservation Ordinance as written. Mr. Connolly has reviewed the Ordinance and has suggested several changes to make it more effective. Changes are outlined in the minutes.
2. Report from the Zoning/SALDO revision Committee.
3. Valley Square has approached the Township with a plan to possibly add a free standing building with residential units with conversion of some of the existing lofts. We mentioned that we would like to see a full-service hotel as part of this design.

March 21st

1. Review application for Grove Valley Farm (Pileggi Tract).
 - a. a discussion concerning existing tree location and replacement
 - b. discussed various waivers as outlined in the minutes
 - c. considerable discussion as to public access to the conservation area
 - d. discussed function and details of the veracity of the rain garden
 - e. discussed various safety concerns as to a retaining wallA motion was passed to recommend conditional approval with conditions as outlined in the minutes.
2. A report from the Zoning/SALDO revision committee
3. Discussion as to the need to review/revise the Bylaws

April 4th

1. Discuss and review recommendations to amend requirements of the Conservation Residential Ordinance as outlined in the minutes.
A motion was passed to forward the revisions to the BOS.
2. Report from the Zoning/SALDO revision committee.
3. Continuation of the discussion as to revising the by-laws.
4. Ms. Yannich offered a comparison of the filing fees for in neighboring communities for the same size lot.

April 19th

1. Review the sewage facility planning module for the Eureka Tract after discussion a motion was passed to approve and sign off on this plan.
2. Review sketch plan for BJ's Warrington @ Oakfield Rd and Easton Rd in the CR/O zoning District.
 - a. discussion of the nearby electrical substation and lack of proper parking for a restaurant of that size and a lack of adequate buffer.
 - b. since this was a sketch plan no decision was required.
3. Zoning/SALDO Revision Committee. Mr. Connolly reported the County has requested 4 more weeks to complete current revisions, the completion date maybe in the Fall.
4. Mr. Connolly expects to present marked up copies of By-Laws.

June 6th

1. Review Act 537 Special Study. Tom Zarko. P.E. (Township Engineer) made a presentation as to a need for this study having to do with Sewer facilities, the Planning Commission has previously voted not to proceed. Richard McBride, applicant for the Morrissey Tract offered to pay for the study. There was a discussion as to whether the Planning Commission wishes to go in that direction. For the future although the current plan was adopted 25 years ago and has been amended 5 times since. A motion was passed to send to the BOS for their review.
2. Review conditional use for the Wade-Cardamone Tract. It was determined that this application was incomplete as outlined in the minutes.
3. Reviewed revisions to the Doylestown Township Comprehensive Plan. A motion was passed to advise the BOS that the Planning Commission had no comments.
4. Zoning/SALDO Revision Committee discussed a proposal to amend the zoning along 611 to three districts and a consideration that all be considered conditional use.
5. Continued discussion regarding the Bylaws.

July 18th

1. Discussed traffic impact study for expansion of Barclay School. The school district does not anticipate a significant increase due to

- this plan. A motion was passed to recommend a waiver to the BOS.
2. Review plans for sewage facility planning module for Grove Valley Farm. All sewage will go to Log College treatment plant in Warminster and will be providing off-site sewer to 13 properties. A motion was passed to sign the planning module.
 3. Review façade revisions for a Chase Bank at 2050 Street Road. It was determined that approval would be troubling as they are taking a conforming building and making it non-conforming.
 4. Zoning/SALDO revisions. Mr. Connolly said they were at least half way completed.
 5. Draft changes of the By-Laws were distributed and reviewed.

August 1st

1. Review a sketch plan from Audex Properties relating to 1520 Stuckert Rd. A discussion ensued as to open space and problems with having two driveways exiting onto Stuckert Rd. as outlined in the minutes. No action was taken on this sketch plan.
2. Zoning/SALDO revision committee is currently reviewing the draft and there is no meeting until September.

September 5th

1. Review conditional use application for Wade/Cardamone tract. The applicant gave an overview of the zoning changes on the property since 1984. A discussion ensued that the tract does not meet the 25 acre requirement of the ordinance. There were a number of neighbors who spoke mostly against this development as outlined in the minutes. The applicant asked that the application be tabled for further redesign.
2. Zoning/SALDO revision committee, a draft zoning map was presented for review and comment.
3. A motion was passed to approve the revisions to the by-laws except for the section dealing with a requirement for expert witnesses.

September 19th

1. Review a conditional use application for the expansion of Barclay Elementary School. A discussion was made of the increase in student population and the fact that Barclay was already at full capacity, the playground area will need to be expanded and

there seems to be adequate parking. A motion was passed to approve.

2. Review a preliminary land development plan for the O.P.Schuman Property presented by Earthborne. After discussion as outlined in the Minutes, the applicant agreed to revise the plans to address the comments and return for preliminary/final approval.
3. A motion was passed to approve revisions to the existing SALDO Ordinance.

October 3rd

1. Review land development plan for Patient First. Mr. Bill Rountree was asking for recommendations on the current plan. Neighbors did not want the entrance on Georges Lane and they had agreed not to put it there. There was considerable discussion as to access points and traffic movement.
2. Review preliminary/final for Grove Valley Farm. After discussion, A motion was passed to approve contingent on compliance with review letters and compliance with all items discussed.

October 31st

1. Review revised site plan for WAWA at 611 and Maple Ave. The Zoning Hearing Board denied relief on 3 points and the applicant has appealed to the Court of Common Pleas. The BOS is asking for more input from the Planning Commission. After discussion a motion was passed stating that the Planning Commission will support the revised plan with the provision that the requirements of the BOS are all met.
2. Review proposal for a change in the facade at the Genaurdi's/Giant at Creekevew Plaza concerning the architectural requirements of the Corridor Overlay District. The Planning Commission had several objections as outlined in the minutes and the applicant agreed to return with a revised plan.

November 7th

1. Review Cardamone/Wade conditional use application. The Zoning Hearing Board has granted relief for not having adequate acreage. Mr. Cardamone agreed that his shop will not be a part of the plan.

He will agree to a deed restriction that the driveway will be moved. There was again considerable comments from neighbors as outlined in the minutes. A motion was made for approval with several conditions after a roll call vote the motion did not pass.

2. Review revised plans for proposed facade at the former Genuardi's at Creekview plaza. A motion was passed to recommend approval to the BOS.
3. Review land development plan to expand Barclay School Conditional Use was previously granted by the BOS with conditions. After discussion as outlined in the minutes a motion was passed to recommend preliminary and final approval to the BOS with all approvals outlined in the minutes.

November 21st

1. Natural Lands Trust presented a feasibility study to construct a trail along Pickertown Rd between Buttercup Blvd and Barnes Park. A thorough presentation was made and is outlined in the minutes.
2. Review a proposed text amendment for the CBD zoning district. Poag Shopping Centers LLC is seeking to allow residential use. After discussion a motion was passed to advance the motion to the BOS.
3. Review revisions to land development plan for Patient First. Several previous recommendations were included but the Planning Commission was opposed to allowing left turns out onto Valley Blvd. The applicant said they would try to address the situation.
4. Zoning/SALDO revision committee, Mr. Connolly stated work on the Zoning Ordinance is nearing completion.

December 5th

1. Review land development approval at O.P. Schuman (Earthborne). Reviewed CKS letter and discussed legal issues as to special exception. Request as to whether it might require a variance. Discussed traffic flow and parking. A motion was passed to recommend approval to the BOS with all conditions as outlined in the minutes.
2. Review that a grant application for water main extensions is in compliance with the Comprehensive Plan. After discussion a motion was passed that it is in compliance.
3. With both parties in agreement a motion was passed to make Ms.

Yannich a full member and Mr. McGuigan an alternate member of the Planning Commission.