

Warrington Township Planning Commission 2020 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 it’s business and shall annually make a written report by March 1st of it’s activities to the Governing Board”.

Planning Commission Members-2020

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 Reider	Planning and Zoning Officer
Cindy Vanhise	CKS Engineering
Amy Organek	Recorder

Meeting Dates

January 16 th	February 06 th	March 05 th
March 19 th	June 18 th	July 16 th
August 20 th	September 17 th	October 15 th
November 05 th	December 03 rd	

Miscellaneous Business and/or Actions-2020

January 16th

1.Reorganization ResultsB

- Richard Rycharski Chair
- Bill Connolly Vice Chair
- Vince Evans Secretary
- Ted Cicci Member
- Bob Watts Member
- Herb Rubenstein Member
- Shawn McGuigan Member
- Shirley Yannich Alternate
- Roy Reider PE Planning and Zoning
- Cindy VanHise CKS Engineers

2.Old Business

- Review and make recommendations for preliminary/final approval for Patient First at the intersection of Valley Square Blvd and Rt.611. Discussed control of sediment and stormwater, access to the landlocked site along Roland Ave. and some other questions all outlined in the minutes. Motion was passed to recommend conditional preliminary and final approval.

3.New Business

- Discussion of future use of Northern portion of St.John Neumann Cemetery. Richard McBride presented a review of thoughts and views as to disposition of this property as outlined in the minutes
- Discussion regarding the Act 537 Special Study as to sanitary sewer planning in conjunction with the sale to Bucks County Water and Sewer it was recommended that Act 537 be approved and forwarded to the BOS discussions outlined in the minutes
- Zoning Saldo Subcommittee reported they had finished their of special provision and parking section is half completed

February 06th

- Reveiw and make recommendations for Innovations and Exploration LLC Pre-School at Valley Road and Palomino Drive.

After discussion as per the minutes a motion passed to recommend approval to the BOS

March 5th

Old Business

- Review conditional use application for demolition and reconstruction of existing WaWa at Easton Rd and Maple Ave to include the addition of gas pumps after considerable discussion as outlined in the minutes a motion was passed to recommend
- Review and comment on a sketch plan for a Conservation Residential Development at Montgomery Gardens 3501 County Line Road. The Planning Commission held a favorable review of the plan as presented
- Mr. Connolly asked to be sure the Historic Commission was consulted as to the proposed development of McNanny farm

June 18th

New Business

- Review a sketch plan for a 5 lot subdivision on the Cardamone Tract @ Stump and Pickertown Rds in the RA district. There were letters of support from Open Space and EAC and several neighbors in attendance mostly supportive as this latest plan seemed to address most previous problems there was no conclusion made at this time

July 16th

New Business

- Review conditional use application for a drive through window at a proposed restaurant at Creekview Plaza. There was considerable discussion as to several aspects of this application as outlined in the minutes a motion was passed to approve with several conditions attached also in the minutes

August 20th

New Business

- Review a Zoning Hearing Board application for North Wales Water at 1553 Easton Road. After discussion a memorandum was prepared and sent to Roy Reider to forward to the ZHB concerning our thoughts on the matter
- Review preliminary/final subdivision plan for at 1520 Stuckert Rd. After discussion a motion was approved to recommend approval with conditions as outlined in the minutes

October 15th

New Business

- Review proposed scope for a traffic impact study for Montgomery Gardens in the RA district on County Line Road, no comments were offered

November 5th

New Business

- Review proposed Air Quality permit application for Shelly Funeral Home after discussion the PC took no position
- Review and make written recommendations concerning Zoning Hearing Board application for the McNaney Tract located in the IU-A1 district @ Street and Folly Rds. After discussion (see minutes) a motion was passed to recommend to the BOS that a group be formed of members of Lamplighter Village, members of the PC and the BOS to discuss further

December 3rd

New Business

- Review ZHB application request for variances for the Cardamone Tract in the RA district @ Stump and Pickertown Rd. after

discussion (see minutes) a motion was passed to support the variances with conditions

Additional Business

- McNanney Tract- committee met with developer and agreed to retain historic house and other changes as outlined in the minutes

Respectfully Submitted T.R.Vincent Evans
Secretary Planning Commission