



**MINUTES**  
**WARRINGTON TOWNSHIP PLANNING COMMISSION**  
**January 05, 2023 – 7:00 P.M.**

**MEMBERS**

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

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**REORGANIZATION**

1. Election of Chairperson  
Mr. Gaines nominated Mr. Rycharski, seconded by Mr. Watts and motion carried unanimously.
2. Election of Vice-Chairperson  
Mr. Gaines nominated Mr. Connolly, seconded by Mr. Watts and motion carried unanimously.
3. Election of Secretary  
Mr. Watts nominated Mr. Evans, seconded by Mr. Connolly, and carried motion carried unanimously.

**PUBLIC COMMENT**

No public comment.

**AGENDA ITEMS**

**1. Approval of Minutes**

- a. December 1, 2022  
Mr. Cicci made the motion to approve the minutes, motion was seconded by Mr. Evans and carried unanimously.

**2. Old Business**

- a. None

**3. New Business**

- a. Review and, if appropriate, make recommendations for a conditional use approval for the B-Nice located at the 29 Easton Road in the BZ zoning district.

Present for the Applicant:  
Carolyn Edwards - Attorney  
Grace and Guy Berker – Property Owners  
Kim Harmon – Engineer  
Matt Hammon – Traffic Engineer with TPD

The Applicant submitted a request for a waiver of land development for a drive thru window at the existing commercial building. After they received review letters from CKS and McMahon, adjustments were made. Upon receipt of the review letter dated December 21, 2022, the Applicant revised the plan and resubmitted it for review by the PC. Mr. Bill Stenky requested approval for the revised drive thru plans. Discussed included commentary on the location and details of the Rita's location and business.

Mr. Connolly noted that the application form was not date and the original plan was originally submitted in early 2021. He noted that the parking values were wrong and the district notation did not match the new ordinance. The PC questioned the length of time it took for revised plans to be resubmitted to the Township. The Applicant responded noting that the engineers required additional time to review the letters and revise the plan to comply with the Township Engineer's review notes. Mr. Connolly was concerned that the time period for the application and the sketch plan was over 18 months old.

A discussion ensued about the impervious coverage data and how the percentages were calculated in order to determine if SWM measures were required.

Due to the lack of clarity and continued concerns Mr. Connolly BC noted that the application was not ready for consideration for land development approval. A discussion ensued regarding the completeness of the application and what would be needed to be revised or included to be considered as a complete submission for review as a conditional use application.

The Traffic Engineer for the project believes the use is not a large traffic generator and supplied supporting data. Mr. Rycharski expressed concerns with driveway openings structured to avoid an HOP.

The building is a mixed use residential and commercial containing 2 businesses, and rentals on second floor. Discussed the entrances and what access each provides for the different uses. Discussion ensued regarding locations and uses of entrances, the size of the driveways and how they would provide for in-out access and egress, and how access would affect stacking.

Mr. Connolly noted that movement needs to be more clearly delineated for the one driveway and include a physical barrier to avoid confusion. Mr. Rycharski reiterated that the PC does not feel signage will adequately address the traffic flow without a physical barrier and discussion ensued

Additional concerns expressed were: parallel parking along the lane for the drive thru, diagonal spaces without having to go through the drive thru line, giving up safety to avoid a PennDOT review. The applicant defended their position noting that the parking is as exists today and discussed the flow and how that may change with drive thru lanes and discussion ensued on options to make it work.

Mr. Rycharski suggested the plan is resubmitted showing more detailed and they file a plan along with the land development plan at the same time. Mr. Connolly noted tht the first 8 point of the McMahon review letter needed to be dealt with. Mr. Rycharski noted that a sidewalk would not be required as the area is already paved. A discussion ensued regarding lowering the floor internally to accommodate the drive thru. It was noted that there were other consideration requiring further development and discussion.

Mr. Rycharski asked if they were ameanable to tabling the application and Mr. Connolly noted they needed to submit a letter requesting an extension.

- b. Review and, if appropriate, make recommendations for a preliminary land development application at the northwesterly corner of Easton Road and Oakfield Road (TMP 50 024 001.001) in the BZ zoning

Mr. Rycharski stated that the plan was adverstised but the Applicant was not present. Mr. Gaines moved that applicant be tabled.

Mr. Connolly moved to dismiss due to failure to prosecute subject to providing Mr. Jones with an extension letter. Seconded by Mr. Evans and carried unanimously.

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

- a. None

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

- a. None

#### **6. Next Meeting**

- a. January 19, 203

Meeting adjourned at 8:24 pm