

**WARRINGTON TOWNSHIP PLANNING COMMISSION
2021 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 - 2021

Citizen Members

Richard Rycharski	Chair
Bill Connolly	Vice Chair
Vince Evans	Secretary (1/1/21-5/1/21)
Herb Rubenstein	Secretary (5/20/21-12/31/21)
Ted Cicci	Member
Bob Watts	Member
Shawn McGuigan	Member
Fred Gaines	Associate Member

Staff and Support

Roy Reider	Planning and Zoning Officer
Mary Stover, P.E.	CKS Engineering
Amy Organek	Recorder

Meeting Dates

January 7, 2021	January 21, 2021	April 1, 2021	May 6, 2021
May 20, 2021	June 3, 2021	July 1, 2021	August 19, 2021
September 16, 2021	October 21, 2021	November 4, 2021	November 18, 2021

Miscellaneous Business and/or Actions 2021

January 7, 2021

1. Reorganization Results
 - Richard Rycharski - Chair
 - Shirley Yannich - Vice Chair
 - Vince Evans - Secretary
 - Ted Cicci - Member
 - William Connolly - Member
 - Herb Rubenstein - Member

- Bob Watts - Member
- Shawn McGuigan - Alternate

2. New Business

- Reviewed conditional use and potential Zoning Hearing Board applications as to group childcare center up to 12 children at 2569 Bristol Rd., in the R-2 District.
- Needs conditional use approval as it is considered to be an educational facility, discussion as to impact on municipal services statement, documentation of property access, and a need for a traffic review.
- A motion was unanimously passed to recommend approval to the BOS with the conditions outlined in the minutes.
- Reviewed a request for waiver of land development to construct a new bank at the former Ruby Tuesdays in the Warrington Crossing Center.
- After discussion as outlined in the minutes a motion was passed to approve the waiver with several conditions as outlined in the minutes.

3. Subcommittee Business

- Zoning SALDO Revision could finish final drafts by mid-February.

4. Mrs. Yannich suggested development of a checklist for developers and landowners to guide land development waivers.

January 21, 2012

1. Reviewed land development waiver for Camp America.

- Proposal to add 320 sq.ft. of building space but no additional students or bathrooms.
- After discussion as outlined in the minutes a motion was passed to recommend approval for 5 waivers with compliance with the CKS letter of 1/5/21.

2. Reviewed land development waiver request for Polysciences 400 Valley Rd.

- Proposal to add 1240 sq.ft. to the cafeteria.
- After discussion as outlined in the minutes a motion was passed to recommend approval to the BOS with the condition that the exterior lighting plan be in compliance with the CKS letter dated 1/5/21.

3. Zoning SALDO Committee reports that the draft is done and hopes that it can be presented to the public in mid-March.

4. Discussion of potential standards and procedures for requests for land development waivers.

January 21, 2021 Joint Meeting with Board of Supervisors and Planning Commission

1. All discussions of this meeting are listed in the BOS minutes of January 21, 2021.

- Meeting was called to consider a land development waiver for New Age Industries for vaccine manufacturers Pfizer and Moderna; hence the need for a speedy conclusion.
- After considerable discussions outlined in the BOS minutes, both the Planning Commission and the Board of Supervisors voted to approve the waiver.

April 1, 2021

1. Reviewed the comprehensive zoning ordinance modifications for Warrington Township.
 - David Zipf and Luke Rosanova of the Bucks County Planning Commission presented the draft ordinance. After much discussion as outlined in the minutes it was referred back to the Ad-Hoc Committee to make minor revisions.

May 6, 2021

1. Reviewed the land development waiver for Polysciences at 400 Valley Rd.
 - After discussion of several waivers a motion was passed to recommend approval to the BOS, except for the deferral of the sidewalk as noted in the minutes.
2. Reviewed and commented on a sketch plan for the McNaney Tract at Street and Folly Roads.
 - Historic home and Springhouse will be retained.
 - They have met with a committee of Township and residents and the original plan has been amended as noted in the minutes.
3. Zoning/SALDO Revision Committee - A motion was passed to forward the draft of the revised zoning ordinance to the BOS for consideration and adoption.
4. Mr. Evans resigned from the PC. Mr. Rubenstein will replace him as Secretary and Mr. McGuigan will now be a full member.

May 20, 2021

1. Reviewed plans for a drive-up ATM kiosk at the Shoppes at Valley Square.
 - There was considerable discussion concerning the location of the kiosk as outlined in the minutes. A motion was passed to table the Application.
2. Zoning/SALDO Revision Committee will begin work to revise the SALDO at its next meeting.

June 3, 2021

1. Reviewed a conditional use application for a WAWA store with gas pumps at Easton Rd. and Maple Ave.
 - There was considerable discussion as to parking spaces, egress only to Maple Ave. and potential loss of street trees. The Applicant will review concerns and come back to the PC.
2. Reviewed a Conditional Use and Preliminary Subdivision Application for Laurel Crossing (Montgomery Gardens) in the RA Zoning District.
 - Discussions centered on deed restricted conservation area, sidewalks, screening and berming, etc., as presented in the minutes. The Applicant agreed to an extension and will return to the PC with updates. The Subdivision Application was therefore tabled.

3. Reviewed preliminary and final Subdivision Plan for North Wales Water Authority at 1553 Easton Rd.
 - After discussion of the revised Plans a motion was passed to recommend approval of the preliminary and final Plans with the conditions set forth in the minutes.
4. Zoning/SALDO Revision Committee has started the SALDO Review.

July 1, 2021

1. Reviewed proposed updates to the Warrington Township Comprehensive Plan to consider a text change and to amend the Future Land Use Map as noted in the minutes. A unanimous vote was taken to recommend approval to the BOS.
2. Reviewed recommendations for revisions to the Warrington Township Zoning Ordinance.
 - Mr. Rosanova indicated the changes were based on comments made during the public review. After more discussion as stated in the minutes, a motion was passed to recommend approval to the BOS.
 - The Ad-Hoc Committee is continuing a page by page review of the SALDO.

July 15, 2021

1. Continued the review of the proposed WAWA at Easton Rd. and Maple Ave.
 - After discussion of the revised plans a 5-2 vote was taken to recommend approval with stated conditions as shown in the minutes.

August 19, 2021

1. Reviewed an application for a waiver of sign height at 1438 Easton Rd. in the Corridor Overlay District.
 - A 15 ft. sign needed replacement but the SALDO now limits height to 12 ft., which would leave the lower portion illegible. After discussion a motion was passed to recommend approval to the BOS.
2. Discussion of McNaney Tract at Street and Folly Rds.
 - After discussion a vote was taken to recommend approval of a technical ordinance amendment to accommodate the development as outlined in the minutes.
3. Reviewed the Preliminary Subdivision Plan for Laurel Crossing at 3501 County Line Rd.
 - Applicant has completed Phase One Environmental Site Assessment, but there are still concerns about the use of the property as a nursery for 20 years. The Applicant will continue testing. The Applicant will delay the request for further approval and will return to the PC on September 16, 2021.
 - There are a number of concerns about this project as outlined in the minutes.

September 16, 2021

1. Reviewed the architectural design for a restaurant to occupy the former Burger King site at Warrington Crossing Shopping Center at the northwest corner of the intersection of County

Line Rd. and Easton Rd. in the CBD Zoning District. There was discussion on colors in relation to the corridor overlay and signage. The PC recommended that the Application be forwarded on to the building permit phase.

2. Reviewed an application for a preliminary land development approval for a 22 unit conservation residential development at the former Montgomery Gardens property on County Line Rd. in the RA Zoning District. The Applicant presented a Gap Study and an Environmental Study which were submitted to the Township for review. The requested variances were reviewed. Waiver No. 10 was discussed and modified to a partial waiver because the Township would not allow HDPE piping under paved areas. The Planning Commission recommended to grant preliminary land development approval for the 22 unit conservation residential development with compliance with CKS engineer's dated August 13, 2021; and, granting of all the waivers except No. 10 which is a partial waiver to allow HDPE pipe in unpaved areas.
3. Reviewed a conditional use application for three (3) proposed flag lots at the Cardamone Tract located at 3570 Pickertown Rd. In the RA Zoning District. The PC had concerns with traffic on Pickertown Rd., grading and stormwater management, emergency access and shared driveway. The PC voted to recommend approval.
4. The Ad-Hoc Zoning/SALDO Committee reported that the Zoning Ordinance Amendments were adopted as of August 30, 2021. The SALDO review is in progress and moving along well. The Committee reviewed the technical requirements and are now reviewing the administrative process.

October 21, 2021

1. Considered the feasibility of a review of "paper streets", unopened streets and non-dedicated streets in the Township.
 - Discussion centered on locations and benefits to be derived from such a review.
 - Motion was passed to recommend exploration and mapping.
2. Zoning/SALDO Subcommittee Business
 - Mr. Connolly reviewed progress on the SALDO revisions.
3. Additional Business
 - Mr. Connolly presented issues of concern to the PC:
 - a. Development near Crestwald Terrace/Georges Lane have issues with access.
 - b. Mini hospitals are not permitted in the Zoning Ordinance and should be discussed.
4. Climate Action Plan Committee
 - Ms. Yannich presented an update on the activity of this Committee.
5. Vince Evans has asked for reinstatement to the PC. A motion was passed to reinstate Mr. Evans as First Alternate on the PC.

November 4, 2021

1. Conducted an informal review and provided comments on a potential land development identified as Crestwald/Oakfield Land Development concerning properties located at 1 Oakfield Rd., 771 Easton Rd. and 2169 Crestwald Terrace, 807 Easton Rd., and 819 and 827 Easton Rd. It was stressed that this is an informal discussion and no decisions or approvals were required. The PC was concerned with the development of the area bordering Valley Square Blvd., the uniformity of buildings, the buffering of commercial and residential properties, traffic and use of Georges Lane for ingress and egress.
2. The Zoning/SALDO Revision Committee is expecting an updated draft of the SALDO and will distribute copies to the Planning Commission.

November 18, 2021

1. Reviewed an amended site plan for Camp America at 305 Lower State Rd. for a new swimming pool.
 - There was considerable discussion of several facets of this plan as outlined in the minutes.
 - A motion was passed to recommend approval with conditions to the BOS as stated in the minutes.
2. Zoning/SALDO revisions progress report was made as stated in the minutes.

Respectfully submitted,

Vince Evans
Herb Rubenstein