

Warrington Township Planning Commission Minutes for January 15, 2009 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. on January 15, 2009 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Douglas E. Skinner	Chairman
Anton Kuhner	Absent
Shirley Yannich	Secretary
Steven Tiberio	Member
Frank Gonser	Member
Bryan McAdams	CKS Engineers, Inc
Paul Plotnick	Supervisor Liaison
Michael Mrozinski	Director of Planning and Development

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

Public Comments:

Zoning board hearings on the Interstate Outdoor Advertising are continuing at the next meeting on January 19, 2009

4. Reorganization of Planning Commission

Mr. Mrozinski presided over the reorganization of the commission.

Ms. Yannich recommended Mr. Skinner as chairperson. Mr. Skinner accepted. Mr. Tiberio seconded. Mr. Skinner was approved as chairperson 3-0-1, with Mr. Skinner abstaining.

Mr. Skinner recommended Mr. Kuhner as vice-chairperson. Mr. Kuhner had accepted the recommendation previously, although not in attendance tonight. Mr. Tiberio seconded. Mr. Kuhner was approved as vice-chairperson 4-0.

Mr. Skinner recommended Ms. Yannich as secretary. Ms. Yannich accepted. Mr. Gonser seconded. Ms. Yannich was approved as secretary 3-0-1, with Ms. Yannich abstaining.

The Intelligencer was resolved the designated official newspaper for all advertising of meetings and hearings.

The meeting schedule was set for the 1st and 3rd Thursdays of each month, with the 4th Thursday reserved for workshops and special meetings.

There were no changes to the open meeting policy or administrative procedures.

New Business:

**4.2 Consideration of the Lot Line Change for the Ellis/Shustack Subdivision
1425 Stuckert Rd, TMP 50-29-35 and 50-29-35-1
1.91 Acres, R-2 zoning**

Mr. Ellis was here tonight to present this application. Their request is to move the lot line 20 ft to give Mr. Ellis additional land to expand his front yard.

Per the ruling by the township solicitor, Michael Clarke, Mr. Shustack's property will need to be connected to public water because it will now be less than 20000 sq ft and public water is available.

All other items of the CKS letter of November 6, 2008 will comply.

Other waivers requested are for the requirement to install sidewalks and street improvements. The Planning Commission did not see a problem with these waivers.

In a motion made by Ms. Yannich, seconded by Mr. Tiberio, the Warrington Township Planning Commission recommends to the Warrington Township Board of Supervisors preliminary plan approval for the Ellis/ Shustack lot line change, TMP 50-29-35 and 50-29-35-1 with the following conditions:

- They must comply with all the November 6, 2008 CKS review letter, including the connection to the public water system for the Shustack property. This connection needs to be complete prior to the deed transfer.
- The following waivers are recommended to be granted:
 - 1) The requirement for roadway improvements including widening, sidewalks or curbing .
 - 2) The requirement for concrete monumentation to replace the existing iron pins. Any new pins will be concrete.

Mr. Skinner motioned to amend the vote to make the approval for recommendation be for preliminary and final approval. Ms. Yannich seconded. The vote passed 4-0.

4.2 Discussion of proposed Zoning Ordinances update

Ms. Yannich gave a review of the proposed ordinance changes including the elimination and rezoning of some districts in the 611 Corridor and the creation of gateway, central business and town center districts. The comments were mostly that some of the definitions needed clarifying to close possible loopholes.

It was suggested that the parking requirements be reviewed for possible revision.

202 Parkway update as they broke ground on section 701 in November 2008 and are working on replanting wetlands behind Bluestone Development as part of the wetland mitigation. Monthly updates on the construction progress should be forthcoming.

Mr. Mrozinski was asked request an interpretation of the effect the greater restrictions on open

space and use of buildings would have on existing properties.

6. Old Business

None

7. Approval of Minutes:

7.1 October 16, 2008

On a motion made by Mr. Skinner, seconded by Ms. Yannich, the Warrington Township Planning Commission voted to approve the minutes of October 16, 2008. This motion passed by a vote of 3-0-1, with Mr. Gonser abstaining.

7.2 November 6, 2008

On a motion made by Mr. Skinner, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to approve the minutes of November 6, 2008. This motion passed by a vote of 2-0-2 with Mr. Gonser & Ms. Yannich abstaining.

8. Posting of Minutes:

8.1 December 4, 2008

On a motion made by Mr. Kuhner, seconded by Mr. Tiberio, the Warrington Township Planning Commission voted to post the minutes of December 4, 2008. This motion passed by a vote of 3-0-1, with Mr. Gonser abstaining.

9. Adjournment:

With no further business to discuss, the meeting adjourned at 9:30, with a motion by Mr. Tiberio and seconded by Ms. Yannich, with a vote of 4-0

Recorder: Amy Organek