

Warwick Township  
PLANNING COMMISSION  
Meeting Minutes  
November 6, 2024

Members Present: Robert Fink  
Michael Martin  
Robin Taber

Members Absent: Michael Italia  
Kevin Madden

Others Present: George DiPersio, Township Engineer  
David Keightly, Esq., Township Solicitor  
Brandy Mckeever, BCO, CZO, Director of Planning & Zoning  
Skye Sorresso, Recording Secretary

**I. Call to Order**

Mr. Robert Fink called the November 6, 2024, Planning Commission meeting to order at 7:02 pm.

**II. Consider approval of the May 1, Planning Commission Meeting Minutes**

**Motion by Ms. Taber to approve the May 1, 2024, Planning Commission Meeting Minutes, seconded by Mr. Martin. Motion passed unanimously.**

**III. Zoning Ordinance Amendment**

Ms. Mckeever presented the draft Zoning Ordinance Amendment for the Commission's review. She explained that the amendment had been reviewed by the Bucks County Planning Commission. She noted several updates, including general clean-up, renumbering of items to rectify discrepancies, added definitions to clarify points of confusion identified by staff during daily operations, an increase in the allowable impervious surface and building coverage with added stormwater management for the restricted residential district and several residential use, a maximum of one (1) private community building for use only by a communities residents and their visitors, and allowances for accessory structures on properties with multiple front yards.

Ms. Mckeever also discussed a question from the Bucks County Planning Commission regarding the official requirements for Zoning Map changes. Mr. Keightly explained that the proposed changes would not constitute a Zoning Map Amendment because they are not changing the overall nature of the map districts.

**Motion by Mr. Fink to recommend approval of the Zoning Ordinance Amendment with the following changes:**

- 1. Solicitor Amendments dated November 6, 2024.**
- 2. Amendment of Section 7, to limit B3 Performance Standard Development's to one private (1) community building.**
- 3. Amendment of Section 7, Subsection 1 to limit use of private community buildings and associated amenities to "residents and their guests".**

4. Amendment the title of Section 11 to "iHome Occupation."
5. Relocation of the definition of "Residential District" from Section 3 to Section 4.

**Second to motion by Ms. Taber. Motion passed unanimously.**

**IV. Old Business**

None.

**V. New Business**

Ms. Mckeever noted that Land Development had been increasing and more business should be expected in the coming months.

**VI. Public Comment**

None.

**VII. Adjournment**

**Motion to adjourn by Ms. Taber; seconded by Mr. Martin.**

**Meeting adjourned at 7:17 pm.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brandy Mckeever". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brandy Mckeever, CZO  
Director of Planning and Zoning