

Warwick Township
PLANNING COMMISSION
Meeting Minutes
February 3, 2016

Members Present: Paul Rush
Kiel Sigafos
Kempton Wilcox
Joe Volk

Absent Members: Joseph Kane

Others Present: Kyle W. Seckinger, Assistant Township Manager
Peter Nelson, Township Solicitor
John Evarts, Township Engineer

I. Call To Order

- ❖ Paul Rush called the February 3, 2016 Planning Commission meeting to order at **7:00 pm**.

II. Re-Organization

- ❖ Kiel Sigafos nominated Paul Rush as Chairman of the Planning Commission and Joe Volk nominated Kiel Sigafos as Vice Chairman. Kempton Wilcox seconded the motion. Motion passed unanimously.

- ❖ Kiel Sigafos made a motion to appoint the Planning Commission members to the following subcommittees and liaisons. Joe Volk seconded the motion. Motion passed unanimously.
 - Capital Improvements Committee: Joseph Kane, Paul Rush, Kempton Wilcox
 - Plan Review Committee: Joe Volk, Paul Rush, Kempton Wilcox
 - Ordinance Review Committee: Joseph Kane, Paul Rush
 - Agricultural Preservation: Kempton Wilcox
 - Neshaminy Creek Stormwater: Joe Volk
 - Parks & Recreation: Paul Rush
 - Tree Committee: Kiel Sigafos
 - Water & Sewer Authority: Kempton Wilcox
 - Board of Supervisors: Kiel Sigafos
 - BOS Alternate: Paul Rush

III. Minutes

December 14, 2015 Planning Commission Minutes

- ❖ Kempton Wilcox made a motion to approve the December 14, 2015 Planning Commission meeting minutes. Kiel Sigafos seconded the motion. Joe Volk Abstained due to absence at that meeting. The planning commission members were surveyed for comment. There being none. Motion passed unanimously.

IV. LD 11-02 Warwick Mill

Seeking recommendation for preliminary/final approval

Seeking recommendation for sewage planning module approval

John VanLuvanee, Esq., from Eastburn & Gray, introduced the preliminary/final plan submission for the Warwick Mill residential subdivision. The applicant, Warwick Mill LLC, proposes to develop 1612 School Lane (aka 51-010-024, 51-010-025 & 51-010-041) into a 40 lot residential B3 Performance standard subdivision.

Mr. VanLuvanee reminded the Planning Commission members that the application is subject to the zoning hearing board decision dated 2/10/2012 and the Stipulation of Settlement Agreement dated 7/20/2015 which establishes conditions and restrictions on the proposed project. The respective zoning relief and settlement agreement conditions have been noted on the plan. The subdivision plans were prepared by Van Cleef Engineers and are dated 12/7/2016.

The following information was discussed by Mr. VanLuvanee:

Mr. VanLuvanee reviewed the CKS review letter dated January 27, 2016, with the following comments:

Mr. VanLuvanee stated that he had spoken with Michele Fountain, Township Engineer and she stated that if there was no recommendation next to the requested waiver that the board supported it. Everything will also be maintained by the Home Owners Association (HOA) and the township solicitor will review the HOA documents to make sure they comply.

Section 2, #4 – Mr. VanLuvanee feels that the biggest issue regarding Corridor Overlay District is the lighting, if they comply with SALDO they would have 54 street lights and they believe that is too much. The new plan shows 17 street lights

Scott Mill of Van Cleef stated that last time they had 5-7 lights and are now showing 17 instead of 54. They are asking for a partial waiver. The lights are approx. 150-200 ft. apart which is in line with Country Club Knoll. They will also be very close style wise to the lights in County Club Knoll.

Mr. Rush asked if anyone had any questions regarding the lighting. He stated that board was not thinking 54 lights and feels that the lighting issue has been addressed with the 17 street lights.

He mentioned the gentleman that was not happy about the light at the intersection of Mill road and School Road and stated that if it became an issue the Board of Supervisors could always pull it out later.

Item #5 – The applicant welcomes suggestions for road names

All other items in the CKS letter dated January 27, 2016 are applicant stated they will comply.

Mr. VanLuvanee reviewed the township staff review letter dated January 20, 2016, with the following comments:

In regards to the fee-in-lieu of since no improvements are being proposed for Mill Road, Mr. VanLuvanee is still asking for a waiver regarding this. He feels that this cannot really be enforced and if it were so important why it was not brought up until recently.

All other items in the staff letter have been addressed above in the response to the CKS letter.

Mr. Rush also clarified that all items from there motion at the December 14, 2015 meeting had been met and they were.

Mr. Rush surveyed the Planning Commission for any questions for the applicants. Mr. Wilcox asked about section 4 item #3, tree protection fence. They were showing two fences and have asked them to clarify. Scott Mill of Van Cleef stated that one was a silt fence that will come down after construction.

Mr. Rush surveyed the audience for any questions for the applicant.

- ❖ Mr. Wilcox called for a motion recommending granting preliminary/final approval conditioned on compliance with the CKS letter dated January 27, 2016, Compliance with the Township letter dated January 20, 2016, Road names still to be approved, No improvements for Mill Road, Partial Waiver for lighting at 17 street lights, All other waivers are recommended for approval. Mr. Volk seconded the motion, all approved.

Mr. VanLuvanee also asked for approval of their 537 plan. Mr. Wilcox made a motion to accept the proposed 537 plan. Kiel Sigafos seconded the motion, all approved.

V. LD 14-04 Sailor Subdivision

Seeking recommendation for preliminary approval

Ms. Kristen Holmes of Holmes Cunningham Engineering is here on behalf of the applicant, Adam Sailor, for the subdivision of 2195 and 2199 Warwick Road. The applicant is proposing to subdivide two existing lots to create seven residential building lots. The original sketch plan submission proposed to create 5 lots. The properties are also known as TMP#'s 51-001-007 & 51-001-007-001 and are located within the RR – Restricted Residential zoning district.

Ms. Holmes reviewed the CKS review letter dated January 27, 2016, with the following comments:

Section I:

Item #2 – Ms. Holmes feels the applicant is requesting approval to place some of the trees in the Right of Way (ROW) as the property line and the ROW run the same path. Otherwise there is no room unless they place them on another property. They propose to maintain the 80 or so trees that are there today. There is about 250 feet after the existing 80 or so trees that they are requesting to plant in the ROW.

Section II:

Item #4a – Ms. Holmes feels they are meeting the grading to the nearest that they can, coming over the 5 ft.

John Evarts, Township Engineer, stated that grading too close to the trees could possibly harm the trunks. They would only have about 5 feet of protection instead of 20. If these trees need to come out during construction or die off due to the construction, they would need to be replaced during the maintenance period.

Item #4b – Ms. Holmes states the applicant is requesting no widening along Warwick Road, but are proposing sidewalk along the Warwick Road frontage and maintain the road as it exists today. The HOA would take care of improvements.

Item #4e – Ms. Holmes states the applicant is proposing lamp posts at each residential driveway instead of street lights.

Mr. Sigafos stated that if this is the case he would like them to be dusk to dawn lights.

Mr. Rush asked if the applicant has evaluated how many street lights they would need to put in instead of lamp posts. Ms. Holmes stated they had not.

Section IV:

Item #6 – Ms. Holmes would like to keep the driveway access to Warwick Road for lot 1 as their address is Warwick Road.

All other items within the CKS letter are will comply.

Ms. Holmes reviewed the township staff review letter dated January 20, 2016, with the following comments:

Under Comments:

Item #3 – Ms. Holmes states the applicant has received a letter from the fire marshal verifying that the hydrant on Warwick Road is functioning.

Item #5 – Ms. Holmes states they have spoken with the WTWSA and although they would rather not have a trail on their property if the township wants it they will comply. WTWSA is worried about vandalism even though the tower is fenced in.

Item #9 – Ms. Holmes stated they would rather keep the trail at 4 ft. width as it would hinder replacement to the sewer lines if needed. It will not disturb the woodlands to be at 6 ft. width.

Mr. Rush asked Mr. Seckinger, Asst. Township Manager, if there is was a requirement to be at 6 ft. and he stated there was not, but that most of the trails are more than 4 ft.

Mr. Wilcox asked if the trail will be asphalt and Ms. Holmes confirmed that it will be.

Everything else in the Township Letter dated January 20, 2016 is will comply.

Ms. Holmes stated that all items within the Ebert Engineering letter for the WTWSA is a will comply.

Mr. Rush asked if there were any questions from the Planning Commission members or the audience.

Jeannie Adamson – 1803 Cedar Ct. Warrington, stated that there had been discussion in the beginning of the street going on the other side of the properties why did that change?

Ms. Holmes explained that the original sketch plan showed private utilities and smaller lots. Due to the sewer connections, there is not enough elevation to bring the sewer in correctly from the other side.

Jana Drulis – 2241 Buckingham Dr. Warrington states that there are only a few trees behind her house and she already has storm water run off going through her yard and is afraid this will cause more. She is also worried about the street lights shining right into her house. Mr. Evarts, Township Engineer stated that her property actually sits higher than this property and they will be collecting and pumping down from her property. Mr. Rush stated that if they do have to do street lights that it would only probably be around 3 and does not feel she would have a problem as they shine down not out. She asked if she has flooding after this construction who she should contact. Mr. Rush stated that she would contact Mr. Seckinger at the Township.

Anita – 2228 Buckingham Dr. Warrington wants to know if the walking path is really necessary and about what trees are staying and being planted. Ms. Holmes showed her on the plan where the trees are that are staying and explained about the 110 trees that will be planted on the property providing they all fit. Mr. Sigafos explained the request of the walking path and the significance behind it and that he is in favor of it. The resident stated that the owner is already taking trees down so how will that affect what is to be planted. Ms. Holmes explained that the trees were already counted which is how they came up with what will have to be replanted.

Mr. Rush stated that they do understand their concerns and that they would rather have the street on the other side but that he also understands the practical limitations of items like sewer connectivity.

Mr. Rush surveyed the Planning Commission members for questions or comments

Mr. Sigafos still has reservations with the street lights and the walking path. He would like to see dawn to dusk lamp posts and a 6 foot walking path.

Mr. Rush stated that he does not believe they can mandate that but that they can require street lights per the ordinance. Mr. Seckinger, Asst. Township Manager concurred.

At this time Ms. Holmes asked for Preliminary/Final approval. Mr. Evarts, Township Engineer was asked if there were any major changes to the plan, he stated that there were not.

- ❖ Mr. Wilcox made a motion recommending granting Preliminary/Final plan approval conditioned on compliance with the CKS letter dated January 27, 2016 with waivers requested for 4a and 4h and if trees are damaged or die out during the maintenance period they will be replaced. Compliance with the Staff Letter dated January 20, 2016 with item #5 needing a Warwick Township Water & Sewer Authority verification letter and that the walking trail be 6 ft. wide. Compliance with the Ebert Engineering letter dated January 22, 2016, Street lights be installed per the ordinance and granting all other waivers as requested. Mr. Volk seconded the motion, all approved.

**VI. LD 16-01 Warwick EMS Building
Seeking recommendation for preliminary/final approval**

John Evarts, Township Engineer reviewed concept for the Warwick EMS building. They are requesting following four (4) waivers.

1. Section 157-16.B (7)(n) – Requiring basin side slopes to be minimum of 4:1.
2. Section 157-16.B(7)(s) – Requiring one foot free board between the top of berm and the 100 water surface elevation surface elevation in the emergency spillway elevation and also requiring one foot of free board between the emergency spillway invert and the routed 100 year water surface elevation.
3. Section 163.33.I- Requiring sidewalks along Meyer Way, York Road, and a portion of Meetinghouse Road.
4. Section 163.39.C - Requiring a physically defined border along all parking areas, drives or access and circulation roads.

A discussion ensued between the planning commission regarding the sidewalks.

- ❖ Mr. Sigafos made a motion recommending Preliminary/Final plan approval granting the requested waivers. Mr. Wilcox seconded the motion, all approved.

VII. Old Business

None

VII. New Business

None.

VIII. Adjournment

Kiel Sigafos made a motion to adjourn. Kempton Wilcox seconded the motion. Motion passed unanimously. Meeting adjourned at **8:49pm**.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'K. Seckinger', written in a cursive style.

Kyle W. Seckinger
Assistant Township Manager