

Warwick Township
PLANNING COMMISSION
Meeting Minutes
March 2, 2016

Members Present: Paul Rush
Kiel Sigafoos
Joe Volk
Kempton Wilcox

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 March 2, 2016 Planning Commission meeting to order at 7:02 pm.

II. Minutes

February 3, 2016 Planning Commission Minutes

- ❖ Kiel Sigafoos made a motion to approve the February 3, 2016 Planning Commission meeting minutes. Kempton Wilcox seconded the motion. The planning commission members were surveyed for comment. There being none. Motion passed unanimously.

**III. LD 16-02 DeGroot Minor Subdivision
Seeking sketch plan feedback**

Barry DeGroot, applicant, introduced the sketch plan submission for the DeGroot minor subdivision. Mr. DeGroot proposes to subdivide the tract into two lots. The existing residential dwelling and associated accessory structures will be located on a 12.25 acre lot, (Lot 1), with the remaining 2.77 acres being a new building lot, (Lot 2). The proposed land development site is approximately 16 gross acres and is located on the northwest side of Valley Road within the RA, Residential-Agricultural District and the ACT 43 Agricultural Security Area Overlay District. The dwelling would be serviced by an on-lot well and septic system.

The following information was discussed by Mr. DeGroot and the Planning Commission members:

Mr. DeGroot has not contemplated the proposal of the road improvements along Valley Road and is in favor of the fee-in-lieu requirement. The applicant also noted that he does not feel the proposal of adding sidewalks along the frontage of the property is suitable for the area.

Paul Rush surveyed the Planning Commission members for any comments or questions they have for the applicant:

Peter Nelson, Township Solicitor questioned the applicant if he is willing to comply with all comments addressed in the CKS review letter dated February 19, 2016, and the township staff review letter dated January 20, 2016.

Mr. DeGroot replied that he did not see any issues with either review letter and does understand the fee-in-lieu requests and the required contribution to the Township Park & Recreation fund due to lack of active open space.

Mr. DeGroot questioned the requirement for street trees along the front of the property. Mr. DeGroot noted that the property does have existing trees along the street and that the property does have existing wooded landscape. Mr. DeGroot distributed a picture of existing street trees to the Planning Commission members for their review and input.

Mr. DeGroot stated that his intention is to leave the property in the ACT 319 - Agricultural Security Area Overlay District and take the minimal acreages as possible in the creation of lot 2.

Peter Nelson, Township Solicitor, suggested that the applicant speak with the County of Bucks to confirm that he would not be breaking any covenants with the ACT 319.

Mr. Nelson explained the process to the applicant in which he could potentially be breaking the covenant with the county. Mr. Nelson suggested that the applicant confirm what will comply with the ACT 319 for the creation of the subdivision and what will also comply with the township requirements.

Paul Rush surveyed the Planning Commission members for any comments or questions they had on the design of proposed sketch plan:

John Evarts, Township Engineer questioned the applicant if they will propose all features such as grading during the review process or wait until building and zoning permits are submitted.

Mr. Evarts also discussed with the applicant the location of the proposed septic system.

Mr. DeGroot replied that he will discuss both items that were noted by Mr. Evarts with his engineer.

Paul Rush surveyed the Planning Commission members for any comments or questions on any fundamental issues with the proposed sketch plan:

Peter Nelson restated that the applicant will want to confirm with the county regarding any possible issues with the ACT 319 - Agricultural Security Area Overlay District.

Mr. DeGroot expressed any feedback regarding the proposed sketch plan from the Planning Commission would be greatly appreciated.

The Planning Commission members discussed the list of waivers requested by the applicant such as the proposal of sidewalks, street trees, street lighting, and road improvements along Valley Road.

Paul Rush and Kempton Wilcox had no issues with the waivers being requested and fee-in-lieu for sidewalks along Valley Road.

Kiel Sigafoos and Joe Volk are in favor of sidewalks along the front of the property on Valley Road.

Paul Rush noted to the applicant that they may want to consider the proposal of a sidewalk along the front of the property as the Board of Supervisors may be in favor of the sidewalks.

Mr. Rush expressed to the applicant that over time the township is hoping to create a more walkable community.

Kyle Seckinger, Assistant Township Manager, noted to the applicant that the sketch plan fee does include a visit to the Board of Supervisor meeting in which he will receive more feedback regarding the sketch plan proposal.

Mr. DeGroot thanked the Planning Commission members for their time and will take the feedback from the Planning Commission members into consideration.

IV. Old Business

None

V. New Business

Kyle Seckinger, Assistant Township Manager, noted to the Planning Commission members that the Board of Supervisors requested that the proposed plans for all agenda items be projected for audience members.

VII. Adjournment

Kempton Wilcox made a motion to adjourn. Kiel Sigafoos seconded the motion. Motion passed unanimously. Meeting adjourned at 7:30 pm.

Respectfully submitted,

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

Kyle W. Seckinger
Assistant Township Manager