

Warwick Township
PLANNING COMMISSION
Meeting Minutes
June 7, 2017

Members Present: Kiel Sigafoos
Joe Volk
James Hoffecker
Michael Italia

Absent: Paul Rush

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

I. Call to Order

- ❖ Kiel Sigafoos called the June 7, 2017 Planning Commission meeting to order at 7:00 pm.

II. Minutes

May 3, 2017 Planning Commission Minutes

- ❖ Michael Italia made a motion to approve the May 3, 2017 Planning Commission meeting minutes as drafted. Joe Volk seconded the motion. The Planning Commission members were surveyed for comment. There being none. Motion passed 4-0.

III. LD 17-01 Loria

**Residential subdivision at 1580-1598 Stony Road
Seeking Sketch Plan feedback**

Edward Murphy, Esq., from Wisler Pearlstine, presented the sketch plan prepared by Holmes Cunningham Engineering, dated April 13, 2017. The sketch plan application was submitted by Giuseppe Loria of 1598 Stony Road. Mr. Murphy explained that the applicant proposes to subdivide 1598 Stony Road into a five lot B1 residential subdivision (two new building lots). The plan includes road widening, curbing, and sidewalks along Stony Road. This parcel previously received minor subdivision approval on February 15th 2010. The lot created at that time now contains an established single family dwelling. The prior approval subjected the parcel to a Unilateral Declaration of Covenants, Conditions and Restrictions agreement. In the event this parcel is further subdivided, the agreement requires the installation of curbs, sidewalks, and street trees along both original lots.

Edward Murphy, Esq., noted that the township staff letter and CKS review letter have been reviewed. There are no issues with either review letter.

Mr. Murphy explained that during the minor subdivision in 2010 the applicant was required to extend the sidewalk along Stony Road going towards Bentley Drive. The applicant could not receive permission from the property owner to extend the sidewalk. Mr. Murphy explained

that during the minor subdivision the applicant paid a fee-in-lieu-of fee for sidewalk. Mr. Murphy explained that the applicant will need to try and obtain permission for the sidewalk again for this new subdivision. Mr. Murphy questioned whether the fee-in-lieu-of for that subdivision could be used again for this new application.

Kyle Seckinger explained to Mr. Murphy that this is a new subdivision and new applicable fees-in-lieu-of will be required. Mr. Seckinger reminded Mr. Murphy of the discussion with the Township Solicitor regarding these fees.

Peter Nelson, Township Solicitor, questioned whether the property owners at the corner of Bentley Drive and Stony Road are still the same. Mr. Murphy responded that they will need to contact them again.

Kiel Sigafos questioned whether the property owners of this parcel will be responsible for snow removal and maintenance of the sidewalk. Mr. Seckinger confirmed they will be responsible.

Mr. Sigafos questioned the Planning Commission members if there were any questions for the applicant. No questions at this time.

Mr. Sigafos questioned Mr. Murphy if the applicant will approach the property owner again for permission to continue the sidewalks along Stony Road. Mr. Murphy confirmed they will be reaching out as a right-of-way to install the sidewalk is required. In the event that the developer is unsuccessful, upon request the township will look into the issue.

Mr. Sigafos questioned Mr. Murphy if there were any further questions with either review letter. Mr. Murphy stated all items in both review letters are will comply. Mr. Sigafos thanked Mr. Murphy for his time.

**IV. LD 17-02: PDC Machines, Inc.
Commercial building addition at 1825 Stout Drive
Seeking Sketch Plan feedback**

Nick Rose, P.E, of ProTract Engineering, presented the sketch plan application which was prepared by ProTract Engineering, Inc., dated May 4, 2017. The plan was submitted by PDC Machines, Inc. for 1825 Stout Drive. The applicant proposes to construct a 19,144 s/f building addition with a parking lot expansion. The subject parcel is located within the existing Warwick Commons H13 Industrial Park. The applicant proposes to connect to public water and sewer.

Mr. Rose noted that the township staff letter and CKS review letter have been reviewed. He stated there are zoning issues that will require the applicant to go in front of the Zoning Hearing Board. Mr. Rose explained in detail each of the zoning issues that will require a variance: to allow less than a 500 foot setback from the proposed building addition to a residential zoning district & to allow 32 parking spaces where 88 spaces are required.

Mr. Rose addressed the CKS review letter comment regarding the number of parking spaces in a row.

Mr. Rose explained that the proposed addition will go right up to the property lot line and the adjacent property owner is aware. Mr. Rose noted that the applicant approached the adjacent property owner and has asked for a temporary easement. The applicant will obtain written permission.

Mr. Rose addressed the requirements of street lights and trees along Stout Drive. Mr. Rose stated that any input from the Planning Commission members would be appreciated.

Mr. Sigafos questioned the Planning Commission members if they have any feedback for the applicant.

Michael Italia questioned the proposed use of the business. Mr. Rose gave a brief description of the use and explained the property owner could confirm further in detail.

Kiel Sigafos stated he would be In favor of increasing the buffer area in the rear of the property.

Mr. Sigafos questioned how many employees the business would have. Mr. Rose confirms approximately 20.

Mr. Sigafos questioned whether proposing a parking island would help address the CKS letter comment regarding the number of spaces per parking row. Michael Italia noted the parking island potentially could be hard for snow removal.

Mr. Sigafos stated he would be in favor of street lights along Stout Drive for security reasons. Mr. Sigafos also restated that he would be in favor of proposing sidewalks, as this is a good time to start installing sidewalks in the industrial park. Mr. Rose noted he will speak with his client regarding these issues.

Michael Italia questioned Mr. Seckinger whether the zoning ordinance requires 360 degree access. Mr. Seckinger stated the zoning ordinance does not.

Mr. Sigafos addressed item #7 in the township review letter. Mr. Rose stated that was an error on the plan and will be revised to comply.

Mr. Sigafos questioned the Planning Commission members if there are any questions or comments for the applicant.

V. Old Business

None.

VI. New Business

None.

VII. Adjournment

- ❖ Michael Italia made a motion to adjourn. James Hoffecker seconded the motion. Motion passed unanimously. Meeting adjourned at 7:18 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