

Warwick Township
PLANNING COMMISSION
Meeting Minutes
October 4, 2017

Members Present: Paul Rush
Kiel Sigafoos
Joe Volk
James Hoffecker

Absent: Michael Italia

Others Present: Brandy Mckeever, Director of Land Development
Peter Nelson, Township Solicitor
John Evarts, Township Engineer

I. **Call to Order**

- ❖ Paul Rush called the October 4, 2017 Planning Commission meeting to order at 7:00 pm.

II. **Minutes**

July 5, 2017 Planning Commission Minutes

- ❖ Kiel Sigafoos made a motion to approve the July 5, 2017 Planning Commission meeting minutes as drafted. James Hoffecker seconded the motion. The Planning Commission Members were surveyed for comment. There being none. Motion passed 4-0.

III. **LD 17-03: Robins Nest Properties LLC (Agricultural Building Addition, Pole Barn, and Parking Lot at 800 Almshouse Road) Preliminary Review**

Joseph M. Blackburn, Wisler Pearlstine, LLC attorney for the applicant introduced the application submitted by Robin's Nest Properties LLC. The property is located at 800 Almshouse Road. Mr. Blackburn explained that the applicant proposes to construct a 5,304 s/f building addition, a 5,120 s/f pole barn and parking lot. The applicant proposes to operate a micro-brewery with a tasting room; utilizing the A4 Intensive Agriculture primary use, the A2 Farm Unit accessory use and the A3 Agricultural Retail accessory use. The plan reviewed was prepared by Holmes Cunningham Engineering, dated September 8, 2017.

Mr. Blackburn explained that when the land development application was submitted and after receiving the first round of reviews, it was determined that the primary use would be the A1 General Farming and not the A4 Intensive Agriculture as noted on the plans.

The applicant is in the process of submitting an applicant to the Zoning Hearing Board to seek a variance for the impervious coverage. Mr. Blackburn explained that the maximum impervious

coverage for the A1 General Farming use is 3%. The proposed project's impervious coverage is well over the maximum 3% allowed.

Mrs. Robin Taber, Robin's Nest Properties LLC gave an overview of the proposed general use of the property and the proposed micro-brewery. Mrs. Taber explained that their goal is to maintain the existing property features such as the existing dwelling, accessory structure and farmland, which will be used to plant hops. Mrs. Taber noted that the existing dwelling is being occupied by her son and his family. She explained the proposed land development such as the construction of a 5,304 s/f building addition, a 5,120 s/f pole barn and parking lot. Mrs. Taber noted that the intention of this project is to create a rural rustic area and to use the existing features of the property. She explained to the Planning Commission members that the hops will be grown on the property in order to produce the beer for tasting.

Paul Rush questioned if the operation will be part time or all year round. Mrs. Taber responded that the operation will be year around. She noted that there will be seasonal beer through each of the seasons.

Mr. Scott Seiz, partner of Robin's Nest Properties LLC described the types of hops they are going to grow and explained the harvesting/freezing process that will happen throughout the year. Mr. Seiz explained that the operations will focus on the tasting and retail of the beer. He noted that all beer sold on the property will be strictly grown on and from the property.

Mr. Blackburn noted that the applicant will address the comments in the CKS review letter dated September 27, 2017, the Township Staff review letter dated September 27, 2017, and the Bucks County Planning Commission letter dated September 22, 2017.

Mr. Blackburn reviewed in detail each of the waiver requests with the Planning Commission members and staff that were listed in both the CKS review letter and Township Staff review letter:

Waiver #1: Will comply. Mr. Blackburn noted the applicant is working with PennDOT.

Waiver #2: Mr. Blackburn reviewed the waiver request and noted that the applicant is still seeking the waiver.

Waiver #3: Mr. Blackburn reviewed the waiver request and noted that the applicant is still seeking the waiver. He explained that the applicant did not feel that with the A1 General Farming use that the planting island is needed.

Waiver #4: Mr. Blackburn reviewed the waiver request and noted that the applicant is still seeking the waiver.

Ms. McKeever questioned if the applicant intends to install any lighting at the entrance. Rob Cunningham, Holmes Cunningham Engineers explained that the applicant does have intention of installing lighting at the driveway entrance.

Mr. Cunningham explained that the applicant will be meeting with PennDOT to discuss if road improvements will be required. He also noted that some crops at the entrance of the property will need to be cut back for sight distance issues.

Waiver #5: Mr. Blackburn reviewed the waiver request and noted that the applicant is still seeking the waiver.

Waiver #6: Mr. Blackburn reviewed the waiver request and noted that the applicant is still seeking the waiver. He noted that the applicant is providing plantings in the parking area and is willing to provide buffer plantings outside of the parking area.

Waiver #7: Mr. Blackburn reviewed the waiver request and noted that the applicant is still seeking the waiver. He noted that the applicant has no intention to grade outside of the disturbance area and the woodland area.

Waiver #8: Mr. Blackburn reviewed the waiver request and noted that the applicant is still seeking the waiver. He noted that he would like to discuss this waiver request in further detail with the Township Engineer.

John Evarts, Township Engineer stated he felt there was not enough information on the plan as to why the waiver is being requested. Mr. Evarts did agree that further discussion is required with his office and the applicant regarding this waiver request.

Mr. Sigafos questioned the applicant as to why the parking will be gravel and not paved. Mr. Cunningham explained that the applicant is aware if they proposed to have the parking lot gravel that a variance from the Zoning Hearing Board is required. He noted that the applicant explained that they may request additional impervious coverage relief for any further changes. Mr. Cunningham noted an example as PennDOT's possible future requirements.

Mr. Rush reviewed the variance that may need to be requested by the applicant.

Mr. Evarts questioned the applicant about exactly what the beer garden consists of. Tom Taber, Robin's Nest Properties LLC explained that the proposed beer garden will have picnic tables, outdoor games, etc. Mr. Evarts wanted to confirm that there would not be a permanent structure in this area.

Mr. Rush questioned the Planning Commission members if there were any questions for the applicant:

Mr. Nelson questioned the applicant if they had contacted the Liquor Control Board (LCB). Mr. Taber explained that they are in the process of working on a brewing license. He noted that they are working with an attorney on this matter.

Mr. Nelson noted that the applicant should contact the agency in charge to make sure their proposed plan is in compliance with regulations.

Mr. Rush questioned the Planning Commission members if there were any questions on the waiver requests for the applicant:

Mr. Sigafos noted that if a waiver is granted from providing street trees that alternatively fee-in-lieu-of street trees may be offered to the township.

Mr. Sigafos also noted that he would be in favor of seeing the parking lot paved.

Mr. Blackburn explained that they hope to provide more information to the Planning Commission after meeting with PennDOT regarding improvements to the entrance at Almshouse Road.

Mr. Sigafos questioned the applicant as to where the retail area would be. Mr. Blackburn provided renderings of the proposed improvements to the property and showed the retail location.

Mr. Taber gave detailed information of the floor plan of the proposed addition to the existing accessory structure.

Mr. Evarts noted that the detailed information of the proposed addition should be noted on the plan. The applicant noted that they will comply with this request.

Mr. Blackburn noted that with more clarification and requirements from both PennDOT and the Township Zoning Hearing Board, the applicant will be able to provide more details.

Mr. Rush questioned whether ADA requirements would be met if the proposed parking area was gravel. The applicant noted that they would have to look into this in more detail.

Mrs. Taber explained that the required number of parking spaces will be paved and any additional proposed spaces will be gravel.

Mr. Nelson questioned whether the single family dwelling parking is separate from the customer parking. Mrs. Taber confirmed they are.

Mr. Blackburn thanked the Planning Commission members and staff for their time.

IV. Old Business

None.

V. New Business

None.

VI. Adjournment

- ❖ Kiel Sigafoos made a motion to adjourn. James Hoffecker seconded the motion. Motion passed unanimously. Meeting adjourned at 7:47 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Brandy Mckeever', with a long horizontal flourish extending to the right.

Brandy Mckeever, CZO
Director Planning & Zoning