

Warwick Township
PLANNING COMMISSION
Meeting Minutes
January 3, 2018

Members Present: Kiel Sigafoos
Paul Rush
Michael Italia

Absent: James Hoffecker
Joe Volk

Others Present: Brandy Mckeever, Director of Planning & Zoning
Peter Nelson, Township Solicitor
John Evarts, Township Engineer

I. Call to Order

Paul Rush called the January 3, 2018 Planning Commission meeting to order at 7:00 pm.

II.

➤ **LD 17-02: PDC Machines, Inc. – 1875 Stout Drive (Preliminary Plan Review)**

Nick Rose, Protract Engineering, gave a little background on the project. He stated that they have been before the Zoning Hearing Board and received the necessary variances to move forward with the project. Some of the conditions from the Zoning Hearing Board are shown on the plan and they are requesting a few waivers.

Mr. Rose stated that all items on the CKS letter dated 12/22/17, Staff letter dated 12/14/17 and the Bucks County Planning Commission letter dated 12/14/17 were all - will comply.

The applicant is asking for the following waivers:

- a. Section 163-33.I, requiring the installation of sidewalk along Stout Dr. (the applicant notes there is no existing sidewalk along Stout Dr.)
- b. Section 163.39.D, requiring that rows of parking spaces must not exceed 12 parking spaces without a planting strip. (The plan proposes 16 parking spaces without an island)
- c. Section 163-43, requiring street lights. (The applicant notes Stout Dr. does not have any existing street lights)
- d. Section 163-51.A, requiring the planting of street trees
- e. Section 163-13, requiring all land developments provide a Developer Financial Disclosure Statement, Educational Impact Study, Transportation Impact Study, and Impact Assessment.

(The applicant has provided the Financial Disclosure Statement but is requesting a partial waiver for the remaining required studies and assessments.)

Mr. Evarts, Township Engineer stated that the main concern CKS has is with the Stormwater Management. The applicant must complete infiltration testing. If the stormwater does not infiltrate properly it will back up in the parking lot, against the building and may exasperate problems on other properties.

Mr. Rush called for any more comments. There not being any,

Mr. Sigafos made a motion to accept for preliminary approval with the following conditions:

1. Compliance with:
 - a. The Zoning Hearing Board Decision dated October 30, 2017
 - b. CKS Letter dated December 22, 2017
 - c. Staff Letter dated December 14, 2017
 - d. Bucks County Planning Commission letter dated December 14, 2017
2. Compliance with the Stormwater Management and infiltration testing.
3. Approval of the following waivers with the above mentioned conditions:
 - a. Section 163-33.I, requiring the installation of sidewalk along Stout Dr. (the applicant notes there is no existing sidewalk along Stout Dr.)
 - b. Section 163.39.D, requiring that rows of parking spaces must not exceed 12 parking spaces without a planting strip. (The plan proposes 16 parking spaces without an island)
 - c. Section 163-43, requiring street lights. (The applicant notes Stout Dr. does not have any existing street lights)
 - d. Section 163-51.A, requiring the planting of street trees
 - e. Section 163-13, requiring all land developments provide a Developer Financial Disclosure Statement, Educational Impact Study, Transportation Impact Study, and Impact Assessment. (The applicant has provided the Financial Disclosure Statement but is requesting a partial waiver for the remaining required studies and assessments.)

Motion seconded by Mr. Italia. Motion passed unanimously.

➤ **LD 05-11: Warwick Village Commons (Conditional Use Application)**

Bill Dion presented on behalf of the applicant. He gave a brief overview of the property and where it is located. Mr. Dion explained that they are before the Commission for a Conditional Use Application Review as the VC2 district requires conditional use approval for a use in a building with a gross floor area on the ground story of 3,500 square feet or greater and for mixed uses on a single lot. The applicant is proposing a G3 Retail Store of greater than 3,500 square feet on a single lot that has an existing Wawa. Mr. Dion stated that the applicant has received a conditional use back in 2006 and 2013. They presented a sketch plan back in August of 2017 with 2 large store tenants and took the feedback and revised the plan. They believe that what is needed for conditional use has been included on this current plan. He showed the Planning Commission a rendered drawing of the tractor supply store so they could understand what it would look like. The applicant understands that as it is located in the corridor overlay district there would need to be discussion regarding the appearance and materials used.

Mr. Sigafos asked about the area to the left of the main entrance. Mr. Dion stated that they may store some materials in that area. Some discussion ensued as to whether or not that "display area" would

really be considered a building as it has a roof. Mr. Dion read from the Township Ordinance the definition of a building.

Mr. Nelson, Township Solicitor disagrees as to whether or not having a roof makes it a building but stated that is something that would need to be discussed at the Board of Supervisors meeting.

Mr. Sigafos stated that the Planning Commission was adamant the last time the applicant was in front of them as to why Tractor Supply would not be a good fit for Warwick Township. The "big box" store does not fit with the "village" idea that the Township is going for.

Mr. Dion explained that they understand what the Township is trying to create but that they have struggled to find tenants. They need a bigger store for the smaller stores to feed from.

Mr. Rush agrees with Mr. Sigafos as this does not fit with the spirit of the district and what they are aiming for. Although Mr. Rush does appreciate that applicant's challenge in finding tenants he asks that the applicant also appreciate what the township is trying to accomplish.

Mr. Italia agrees with Mr. Rush and Mr. Sigafos. The township is looking for that walkable town center community.

Mr. Rush asked if there were any other questions or comments. There being none, he asked for a motion.

Mr. Italia made a motion to recommend denial of this proposal to the Board of Supervisors as it does not fit into the vision of the district as previously discussed.

Mr. Sigafos seconded the motion, Mr. Rush agreed, motion passed unanimously.

III. Re-Organization

Nomination/Appointment of Chair/Vice Chairperson

Mr. Rush nominated Kiel Sigafos to serve as Chair.

Mr. Italia seconded. Motion passed unanimously.

Mr. Sigafos nominated Michael Italia as Vice Chairman,

Mr. Rush seconded.

Motion passed unanimously.

A decision was made to appoint committee liaisons as needed.

IV. Consider approval of the December 6th 2017 Planning Commission Meeting Minutes

Motion by Mr. Sigafos to approve the Monday, December 6, 2017 Board of Supervisors' Meeting Minutes, as submitted.

Second to motion by Mr. Italia.

Motion passed 2-0 with Mr. Rush Abstaining.

V. Old Business

None.

VI. New Business

None.

VII. Adjournment

- ❖ Mr. Sigafoos made a motion to adjourn. Mike Italia seconded the motion. Motion passed unanimously. Meeting adjourned at 7:50 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 Planning & Zoning