

Warwick Township
PLANNING COMMISSION
Meeting Minutes
March 14, 2018

Members Present: Kiel Sigafoos
Michael Italia
James Hoffecker

Absent: Joe Volk
Michael Riotto

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

I. Call to Order

Kiel Sigafoos called the March 14, 2018 Planning Commission meeting to order at 7:32 pm.

II. Consider approval of the January 3, 2018 and the February 7, 2018 Planning Commission Meeting Minutes

Motion by Mr. Italia to approve the January 3, 2018 and the February 7, 2018 Planning Commission Minutes, as submitted.

Second to motion by Mr. Hoffecker.

There being no objection, the motion passed unanimously.

III. LD #17-02 PDC Machines LLF (Final Plan – 1875 Stout Dr)

➤ **Seeking recommendation for approval**

Ms. Mckeever stated that the application was last before the Commission on January 3rd, 2018. On January 15th the Board of Supervisors granted preliminary approval with all waivers conditioned on addressing the items within the CKS and staff review letters. On February 15th 2018, Warwick Township received a final plan application submitted by PDC Machines, Inc. proposing to construct a 19,538 s/f building addition with a parking lot expansion. The subject parcel is located within the existing Warwick Commons H13 Industrial Park and is proposed to connect to public water and sewer. An additional waiver request was made today in reference to grading within five feet of a property line. They are before the Planning Commission this evening seeking a final plan recommendation.

Brian Horner from ProTract Engineering, Inc. was here on behalf of the applicant. He stated there has been some back and fourth discussion regarding three (3) main items.

1. The Landscaping Berm in the rear of the property –Mr. Horner stated that the applicant would prefer not to do this but is willing if need be.

Mr. Evarts, Township Engineer, explained that because the proposed driveway is higher than the existing grade, CKS is afraid that the headlights will shine directly into the neighborhood. CKS would like to see a 3-4 foot berm, especially since it was brought to the Board of Supervisors as a concern.

2. – Retaining Wall and waiver needed – Mr. Horner explained that there is a question of how it will look and if the footing will protrude into the adjacent property. He believes they gave adequate information to show that it will work but they would need a waiver from The Township Stormwater Ordinance to permit grading less than 5' from the property line. They have a temporary construction easement from one of the neighboring properties and have letters from both neighbors in favor of the waiver. Mr. Horner believes that they can build the wall without going on the other neighbor's property.

Mr. Nelson, Township Solicitor, stated that if they are going to go onto the property they will need a temporary construction easement from that neighbor as well.

3. – Trash Enclosure – Mr. Evarts explained that CKS has concerns with this. It is required that trash trucks be able to access the area accordingly. Mr. Evarts asked if they are required to be outside, if they were inside the Ordinance does not require that they be enclosed. Mr. Horner stated that the applicant has two (2) six (6) yard dumpsters. He will talk to the applicant.

Mr. Horner stated that all other items are a will comply.

Motion by Mr. Italia to recommend granting final plan approval and the Waiver dated Marth 14, 2018 conditional upon:

- 1. Compliance with the CKS letter dated March 1, 2018**
- 2. Compliance with the Staff letter dated February 28, 2018**

Second to motion by Mr. Hoffecker

There being no objection, the motion passed unanimously.

IV. CU #05-11 Warwick Village Commons (Tractor Supply Proposal)

➤ Review amended conditional use application

Ms. McKeever explained that this application was last before the Commission on January 3rd, 2018. The Board of Supervisors has conducted the conditional use hearing over their last two meetings and will continue next week. On February 20, 2018 the conditional use application originally submitted on December 4, 2017 for the proposed Tractor Supply at Meyer Way and York Road otherwise known as Warwick Village Commons was amended. A new plan set was submitted which shows the detached display area under canopy incorporated into the proposed retail building. The display area under canopy is no longer identified as such. The required parking remains in compliance. Correspondence from the applicant was submitted to explain the revisions and that an appeal of the Zoning Officer's determination has been submitted in reference to the outdoor storage or display. On March 2, 2018 the Township was provided with elevation detail to show how the building is proposed to look aesthetically.

Bill Dion with the Verrichia Co. LLC was here for the applicant. He stated that they have been before the Planning Commission before for this, have been to some Board of Supervisor meetings, made some changes and are again here in front of the Planning Commission.

Mr. Sigafos stated that since the last time they were here his comments still stay the same but that the members have some questions.

1. Regarding the truck movement, he feels that if a truck were to breakdown it would block any cars trying to get out of the side parking lot closest to York Rd. Mr. Sigafos feels that it is very tight at that spot; do they have a loading dock?

Mr. Dion stated that the Tractor Supply Company does not have a loading dock but a loading door. They would make sure that all truck turning plates were ok with the engineer and can not really plan for a truck that breaks down.

2. Parking – all of the parking is towards the front of the store, would it be possible to make the truck/trailer parking closer to the Wawa side as there are a lot of trucks and trucks with trailers. If this was moved some of the ones going to Wawa could also use the parking easing some congestion.

Mr. Dion stated that they would be open to the idea of the trailer parking being relocated but feel that they are way over what is actually needed for parking and it is getting a little silly.

3. Fire Truck access in the back of the building – if the eastern part of the lot is parked full it will be a tight swing to get a Fire Truck around there.

Mr. Dion stated that if they get that far he believes that will not be an issue and they will be able to work with it.

4. Fire Lane – The Fire marshal has some concerns of their not being a Fire Lane in the rear of the building. Is this something you could accommodate?

Mr. Dion stated that if the Fire Marshal tells them where it would be needed he is sure they could accommodate it.

5. Appealing the Zoning Officers Decision – Outdoor storage is not allowed in this district. How difficult is it to enclose it.

Mr. Dion stated that it is not hard to put up walls but they do not believe that it is outside storage. He stated that Tractor Supply Company has made a lot of changes compared to their other stores and that this will be the nicest one on the East Coast.

Mr. Sigafos explained that he understands they have made an effort to put the trailers under cover but how will they handle things like pallets? He has visited two different Tractor Supply stores and in both locations he saw empty and full pallets on the grassy side of the loading area, how will they handle things like that and other things that are occurring at other locations.

Mr. Dion stated that they would have to comply with the Ordinances of the Township.

Mr. Nelson re-enforced that everything would need to be sold under that roof and they would need to comply with all Ordinances unless the Township changed them or they were granted a variance.

6. When were the traffic studies completed - If they were done during the Route 263 construction the count may have deterred potential users as people were avoiding the construction. It may be worth revisiting some of them now that construction is complete.

Mr. Dion feels that whatever construction happened along Route 263 in the last 3 years will not get users to change their minds.

7. If this does go forward are you done with the development or will you try to fill the front pad?

Mr. Dion stated that they are maxed out with impervious surface. He can't say for sure if they may come back at another time and ask for a variance, which would be needed to add anything else.

8. If the Tractor Supply does not move forward do you have any other options at this time?

Mr. Dion stated that this is the strongest leasing lead they have had in a long time. If it doesn't work they are back to the drawing board with nothing.

Mr. Nelson explained to the Planning Commission how the Board of Supervisors would make a decision regarding the Conditional Use Hearing. As some questions arose regarding the Zoning Hearing Board application challenging the Zoning Officers Decision, Mr. Nelson asked the Planning Commission to at this time give a recommendation as though the Zoning Officer's decision stands and on the revised plan in front of them.

Motion by Mr. Italia to recommend denial of the application based on what they have before them today. Not the Zoning Hearing Board Decision.

Seconded to motion by Mr. Hoffecker

There being no objection, the motion passed unanimously.

V. Zoning Ordinance/Signage Amendment

➤ Seeking recommendation for approval

Ms. Mckeever explained that before the commission tonight is an ordinance amending and restating sign regulations in their entirety, it also addresses other carious items within the zoning ordinance that needed clarification or amendment

Mr. Nelson stated that sections 1-9 of the Ordinance Amendment are house keeping items Correcting issues found by Township Staff while interpreting or enforcing the Zoning Code. Section 10 is a complete reworking of the sign provisions of the Zoning Code; except Ordinance Amendment. Mr. Nelson feels this document is well done.

Mr. Italia asked if this covers the parks as well. Mr. Nelson stated that it controls everything in the Township unless there is a section that says the Township is exempt from complying, which there is not.

Motion by Mr. Italia to recommend adoption of the Zoning Ordinance amendment.

Seconded to motion by Mr. Hoffecker

There being no objection, the motion passed unanimously.

V. Old Business

None.

VI. New Business

Ms. Mckeever stated that as Mr. Rush has resigned we have a new member, Michael Riotto.

Mr. Sigafoos thanked Mr. Rush for his years of service although he was not in attendance.

VII. Adjournment

- ❖ Mr. Sigafoos made a motion to adjourn. Mike Italia seconded the motion. Motion passed unanimously. Meeting adjourned at 8:18 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