

Warwick Township
PLANNING COMMISSION
Meeting Minutes
September 5, 2018

Members Present: Kiel Sigafoos
Michael Italia
Joe Volk
Michael Riotto

Members Absent: James Hoffecker

Others Present: Ashley Casey, Zoning Officer
John Evarts, Township Engineer
Catherine Topley, Recording Secretary

I. Call to Order

Kiel Sigafoos called the September 5, 2018 Planning Commission meeting to order at 7:03 pm

II. Consider approval of the June 6, 2018 Planning Commission Meeting Minutes

Motion by Mr. Italia to approve the June 6, 2018 Planning Commission Minutes, as submitted.

Second to motion by Mr. Volk.

There being no objection, the motion passed unanimously.

III. Waiver of Land Development – Heritage Creek Golf LLC

➤ **Seeking recommendation for approval.**

Mrs. Casey explained that the applicant is proposing to construct a 30 x 32 maintenance pole building to safely secure golf course machinery. The building will be located next to the existing irrigation building and have light stone colored steel siding with ivy green trim.

This proposal directly relates to golf course operations and will replace three shipping containers currently in violation on the property. This will also improve aesthetics for neighboring parcels as well as patrons utilizing Memorial Park.

Township staff has no objection to the applicants request for waiver of land development regarding this proposal.

Adam Schloer, Owner of Heritage Creek Golf LLC. was here to answer any questions.

Mr. Italia asked if there will be any utilities going to the building and Mr. Schloer stated there will not be, the building will only be used for storage.

Motion by Mr. Italia to recommend a Waiver of Land Development for Heritage Creek Golf LLC.

Second to motion by Mr. Volk

There being no objection, the motion passed unanimously.

IV. LD 15-01 York Road – BLADCO LP Preliminary Plan

➤ **Seeking recommendation for approval.**

Mrs. Casey explained that tonight the Planning Commission is reviewing a preliminary plan, submitted by York Road BLADCO L.P., proposing a variation of a B3 performance standard subdivision. The “Preliminary Land Development Plans” propose to develop 2029 & 2059 York Road into 78 townhouses. The properties are also known as TMP3’s 51-003-089 & 51-003-089-002 and are located within the Commercial/Multifamily (C3/MF) zoning district. The properties collectively are referred to as the “Fetzer Tract” and are currently occupied by over 10 abandoned greenhouses as well as a smoke stack with an existing non-conforming wireless communication facility which is to remain. These plans were prepared by Bohler Engineering, dated June 22, 2018.

Kelly McGowan of Eastburn and Gray was here tonight for the applicant along with John Hornick from Bohler Engineering. Ms. McGowan stated that they were last in front of the Planning Commission in 2015. She gave a brief overview of the changes that have been made from the 2015 plan to the plan in front of the commission this evening. She also gave an overview of the variances granted by the Zoning Hearing Board regarding this project.

TOWNSHIP STAFF REVIEW LETTER:

General Comments:

Item 1 – Will comply

Item 2 – Township staff is concerned that the “right out only” lane from the development onto Meetinghouse Road is defined appropriately so that the southbound Meetinghouse Road traffic cannot easily turn right into the development.

Mr. Italia is not in favor of the one-way access road due to the 2012 International Fire Code 503.2 which states that access roads shall have an unobstructed width of not less than 20 feet. He feels that this access needs to be able to let in emergency vehicles. Also, he does not feel this is convenient for the residents that will be living there.

Items 4 – 7 – Will comply

Item 8 – Will comply (already complete was just missing)

Zoning Comments:

Items 1-3 – Will comply

Items 4 & 5 – the cell tower will be staying in its current position as they will be using a portion of the current building as a clubhouse. The fencing may be replaced.

Items 6-10 – Will comply

Mr. Sigafoos had some additional comments regarding the proposed trails. He would like to see the trail extend to the open space north of the access road. He would like to see more trails throughout the property even if they are connected by portions of sidewalk. Mr. Hornick, stated that they can provide

additional sidewalk to get to the open space and can discuss adding more trails. There will also be pedestrian access to the Wawa space.

SALDO Comments:

Items 1-11 – Will comply

CKS REVIEW LETTER:

Zoning Ordinance Issues:

Items 1 – 18 – Will comply

SALDO Issues:

Items 1-9 – Will comply

Item 10 – A 50 ft. minimum length of vertical curve for every 1% change in elevation is required. The plans propose 25 ft. per 1% change in elevation (163-35. F) –Waiver being requested

Item 11 – Will comply

Item 12 – The maximum slope of driveways is 4% for the first 20 ft. behind the right-of-way line. Multiple driveways are shown to be greater than 4%. Further, we recommend that the minimum driveway slope be 2%. (163-33. A) – The internal roads of the development are proposed to be privately owned. The Township has interpreted that if no right-of-way is proposed then the required 20 ft shall be measured from the edge of curb/cartway. Waiver being requested

Item 13 – Perpendicular parking is proposed along proposed streets within the subdivision, which is not allowed. The plans indicate that roads are to be private. (163-39. B) - Waiver being requested

Items 14-18 – Will comply

Item 19 – Lots shall not be designed with a lot ratio exceeding 2.5. the plans propose ratios of 2.6 for end units and a ratio of 3.9 for internal units. (163-46. F) – This ordinance is more tailored to single family townhomes, but the ordinance says *all* lots. Waiver being requested

Items 20-31 – Will comply

Additional comments:

Regarding proposed street names: Mr. Sigafos recommended trying to keep with revolutionary war themes while staying stay away from trees and flowers as the township has a lot of these already.

Regarding the lighting on Meetinghouse Road: the commission agreed that no extra lighting should be added. Just the light at the right in right out intersection.

Regarding the lighting along the pedestrian path to the Wawa property: discussion about it being something to consider but would be dependent on what is to still go on the Wawa property.

Street lighting along York Road to match the decorative 'pendulum' lighting installed as part of the WAWA development. Internal lights to match the internal lights installed as part of the same WAWA development.

Grading, Stormwater Managements/Storm Drainage and Erosion and Sedimentation Control:

Items 1-33 Will comply

General Engineering Considerations:

Items 1-7 Will comply

Resident Comments:

Lynn Paxson, 1759 School Road –

1. Would like to know if there will be a path along Meetinghouse Road like on Mill Road. – Applicant explained that they will be installing a sidewalk.
2. Because of the open space doesn't the Park and Recreation board review? Mr. Nelson explained that they do not. These areas will be maintained by a home owners association not the township.
3. Will there be lighting along the pedestrian path to the Wawa property. As discussed, this may be something to consider.

Mr. Italia made a motion to recommend acceptance of the following 5 requested waivers as presented. Seconded by Mr. Volk. Motion passed unanimously.

Requested Waivers:

1. §163.51.3(D)(6)(c)(2) – To permit the use of a decorative metal pole in lieu of the required wooden pole at the request of the Township.
 - a. Specifications of the proposed decorative pole shall be included on the plan and mimic the decorative pole utilized on the neighboring Wawa property or in the alternative a pole approved by the Board of Supervisors.
2. §163-35.F – A 50 ft. minimum length of vertical curve for every 1% change in elevation is required. – the plan proposes 25 ft. per 1% change in elevation.
3. §163-38.A – The maximum slope of driveways is 4% for the first 20 ft. behind the right-of-way line. Multiple driveways are shown to be greater than 4%.
4. §163-39.B – Perpendicular parking is proposed along streets within the subdivision, which is not allowed.
5. §163-46.F – Lots shall not be designed with a lot ratio exceeding 2.5. The plans propose ratios of 2.6 for end units and a ratio of 3.9 for internal units.

Mr. Italia made a motion to recommend preliminary plan approval contingent upon submission of revised plan addressing the comments outlined in the CKS review letter dated August 29, 2018, the Township Staff review letter dated August 6, 2018, Meetinghouse Road access being a right in and a

right out, extension of the sidewalk to the active open space, and additional trail on North side of the development Joe Volk seconded the motion. The Planning Commission members were surveyed for comment. There being none. Motion passed 4-0.

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 8:09 pm.

Respectfully submitted,

Brandy Mckeever, CZO
Director Planning & Zoning