

Warwick Township
PLANNING COMMISSION
Meeting Minutes
December 5, 2018

Members Present: Kiel Sigafoos
Michael Riotto
Joe Volk
James Hoffecker

Members Absent: Michael Italia

Others Present: Brandy Mckeever, Director of Planning and Zoning
Colby Grim, Township Solicitor
John Evarts, Township Engineer
Catherine Topley, Recording Secretary

I. Call to Order

Kiel Sigafoos called the December 5, 2018 Planning Commission meeting to order at 7:00 pm

II. Consider approval of the November 7, 2018 Planning Commission Meeting Minutes

Motion by Mr. Hoffecker to approve the November 5, 2018 Planning Commission Minutes, as submitted. Second to motion by Mr. Volk.

There being no objection, the motion passed unanimously.

III. LD 18-01: Hawthorn Devco, LLC – Sketch Plan

➤ **Seeking feedback.**

Ms. Mckeever explained that on November 8, 2018 the Township received a sketch plan application for 1908 York Road otherwise known as the Walker Tract located at the corner of York Road and Meyer Way. The submission was made by Lenity Architecture on behalf of Hawthorn Devco LLC. The Applicant proposes Jamison Retirement Residence, a 149-suite facility for ambulatory seniors. The property consists of 6.99 acres in the O-Office District. The Township Engineer did not review this plan. The planning Commission is being asked to review the sketch plan in order to provide comments and feedback about the proposal.

Ms. VonSpreckelsen of Eastburn and Grey was here on behalf of the applicant. She explained that this is an independent living facility not a nursing home and believes that it will be a benefit to the community and Township. Mr. Lowen of Lenity Architecture expressed the same and added that it will add jobs to the community.

Mark Lowen explained he was before the commission to present the concept and answer any questions. Mr. Lowen explained that Hawthorn Devco LLC specializes in senior living. He gave a brief background on the company and the average resident. He explained the different services that are provided and that there is always something going on for the residents he gave the example of one of their sites holding a Senior Prom for the residents which was a hit.

Mr. Lowen showed some photos of other sites and what the exterior of the buildings look like. It would be three stories, and the units do not include kitchens.

Ms. VonSpreckelsen stated that they understand this concept is not a permitted use in this district but as this is a residential area, they feel it would be compatible with the surrounding uses. Ms. VonSpreckelsen went over the zoning of the abutting properties.

Ms. McKeever pointed out that although it is hard to see on the Township Zoning Map, the RR district she referred to is actually an R1 District.

Ms. VonSpreckelsen stated that in regard to the staff review letter dated November 19, 2018 they really only have two issues. The rest they feel they would be able to comply with.

#1. They do not feel they fall under any of the uses listed. Those being the B6 – Retirement Community, C6 Continuing Care Facility or the C7 Skilled Nursing Care/Nursing Home Facility. This is one building therefore not a retirement community.

#2. Feels that they are proposing close to what is required for the C6 Continuing Care Facility. As she worked on the Bridges project she would like to remind the planning commission that Bridges was built on a less “useable” property and required 10 variances. This is a 7-acre property without the natural resources restrictions.

Both Mr. Lowen and Ms. VonSpreckelsen pointed out that the applicant is not set on this plan, changes can be made.

The following questions/items were brought up by the planning commission:

1. What age do you lease to?
 - a. The current lease states 55 but they have no problem setting a deed restriction of 65 and older.
2. Is there any nursing?
 - a. Nursing is not provided as it is not needed but live in staff are trained as first responders.
3. The comment of adding jobs to the community was made, approximately how many jobs?
 - a. It would add approximately 24-30 full time and part time positions.
4. What has been the applicants experience with calls to Emergency Medical Services?
 - a. They feel that there are fewer calls as there is always someone on duty to assess if First Responders are needed or if staff can handle the situation.
5. Where is your closest facility?
 - a. Montgomery County and Chester County

Mr. Sigafos stated that he did some research and feels that someone can already live in Warwick from the time they are born until the time of their death with the facilities that are already here and that this use is too close to what is already in Warwick.

Mr. Riotto made the comment that in visiting his mother at a facility such as this he does not feel that they have shown adequate parking and that this is often a problem at these facilities.

The question was asked of Ms. McKeever as to whether or not this would require more active open space. Ms. McKeever noted the C6 Continuing Care Facility requirements.

Mr. Sigafos asked if there were any questions. As there was not the planning commission thanked the applicant for coming.

V. Old Business

None

VI. New Business

None

VII. Adjournment

- ❖ Mr. Sigafos made a motion to adjourn. Joe Volk seconded the motion. Motion passed unanimously. Meeting adjourned at 7:48 pm.

Respectfully submitted,

Brandy Mckeever, CZO
Director Planning & Zoning