

Warwick Township
PLANNING COMMISSION
Meeting Minutes
April 8, 2019

Members Present: Kiel Sigafoos
Michael Riotto
Joe Volk

Members Absent: Michael Italia
James Hoffecker

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

I. Call to Order

Kiel Sigafoos called the April 8, 2019 Planning Commission meeting to order at 7:00 pm

II. Consider approval of the February 6, 2019 Planning Commission Meeting Minutes

Tabled until the next meeting.

III. Comprehensive Plan Committee Liaison Appointment

Mike Riotto made a motion to appoint Michael Italia. Kiel Sigafoos seconded the motion. Motion passed unanimously.

IV. LD 19-01 – Solana (1700 Almshouse Rd.) – Preliminary Plan Review

Ms. Mckeever stated that on March 4th, 2019 the Township received a preliminary plan application for 1700 Almshouse Road. The submission was made by R.L Showalter & Associates, Inc. on behalf of Joseph J. Solana. The Applicant proposes to add four parking spaces to the existing four space parking lot. The applicant is requesting the Board of Supervisors allow one additional parking space to be held in reserve. The parking calculation is based on an anticipated F3 –Office Use which requires a total of nine spaces, per the applicant's calculation. There are also several waivers being requested as well.

Township Staff has reviewed the submission and found discrepancies with the Township Zoning Ordinance. The applicant must either comply with the Ordinance or seek variances from the Zoning Hearing Board. This includes exceeding the allowable disturbance for steep slopes between 15% and 25% as well as proposing parking within the required buffer yard.

The Planning Commission is being asked to review the preliminary plan and make a recommendation.

Mr. Showalter of R.L. Showalter & Associates was here on behalf of the applicant this evening. Mr. Showalter gave a brief overview of the project.

Mr. Sigafos suggested that the applicant go over the review letters and “clean-up” the plan, go to the Zoning Hearing Board and then come back.

Kiel Sigafos made a motion to table the Preliminary Plan Review for LD 19-01 – Solana (1700 Almshouse Rd.). Mike Riotto seconded the motion. Motion passed unanimously.

V. Draft Zoning Ordinance Amendment – For Review

Ms. Mckeever explained that the amendment is to revise the regulations for Temporary Community Event (Use I4) and revise the zoning districts in which Use I4 is permitted; to allow Use B(8) Accessory Family Apartment or Dwelling as a special exception in the Office (O) District; to include Accessory Retail Use (I9) as a use permitted by right in the C-1 and C-2 zoning districts and to amend and restate the regulations for Use I9; to amend the regulations for townhouses to allow no more than 8 dwelling units or two rows constructed side by side without staggering the front facades; and to amend the sign regulations for temporary nonresidential and permanent agricultural signs.

Mike Riotto made a motion to recommend that the Board of Supervisors approve for advertisement and adoption the Zoning Ordinance Amendment as presented. Joe Volk seconded the motion. Motion passed unanimously.

VI. Old Business

None

VII. New Business

The land development that was expected for next month needs some revisions before they present so it will not be on next months agenda.

VIII. Adjournment

- ❖ Mr. Volk made a motion to adjourn. Mr. Riotto seconded the motion. Motion passed unanimously. Meeting adjourned at 7:19 pm.

Respectfully submitted,



Brandy Mckeever, CZO
Director Planning & Zoning