

Warwick Township  
PLANNING COMMISSION  
Meeting Minutes  
March 4, 2020

Members Present: Kiel Sigafoos  
Michael Italia  
James Hoffecker  
Michael Riotto  
Kevin Madden

Others Present: Brandy Mckeever, Director of Planning and Zoning  
Will D. Oetinger, Township Solicitor  
John Evarts, Township Engineer  
Catherine Topley, Recording Secretary

**I. Call to Order**

Mike Riotto called the March 4, 2020 Planning Commission meeting to order at 7:00 pm.

**II. Consider approval of the January 8, 2020 Planning Commission Meeting Minutes**

**Motion by Mike Italia to approve the January 8, 2020 Planning Commission meeting minutes without revision, seconded by James Hoffecker. Motion passed unanimously.**

**III. LD 05-11 Warwick Village Commons- Phase II Tractor Supply Company Preliminary Plan**

Julie Von Spreckelsen was present on behalf of the applicant. Ms. Von Spreckelsen explained that they are here this evening for a recommendation for preliminary plan approval and grant of waivers. Ms. Von Spreckelsen gave a brief overview of the project, stated that there was a conditional use hearing which resulted in an agreement and stipulation between the applicant and the township. Due to the agreement and stipulation there are numerous conditions and they have incorporated them into the plans being shown this evening.

Bill Dion, from Verrichia and Eric Britz, from Bohler Engineering are also present on behalf of the applicant.

Ms. Von Spreckelsen stated that she would start with the CKS review letter, then the staff letter, Mr. Oetinger asked about the Bucks County Planning Commission Letter, Ms. Von Spreckelsen stated she had not received it. Ms. McKeever forwarded it to her.

*CKS Review Letter dated February 27, 2020:*

**ZONING ORDINANCE ISSUES**

1. Acknowledged
2. Will comply
3. They will speak with the Township Solicitor to work out.
4. Will Comply
5. They are under 45% without the reserve parking, will be within the Stipulation Agreement guidelines.

6. Will comply
7. Will comply

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ISSUES:**

1. Will comply
2. Will comply
3. Will comply
4. Will comply
5. Will comply
6. a, b, c, - Will comply  
d – Will get a waiver  
e – Will comply  
f - They are complying except for around the sidewalk between the BLADCO property and Tractor Supply as they will need to maintain the sidewalk.

A discussion ensued regarding the berm, landscaping, wall and possible fence. Bill Dion explained that during the settlement agreement, the Board of Supervisors agreed to leave this to be decided during Land Development. The applicant feels that what they have proposed is more than sufficient and will be more aesthetically pleasing. They have proposed small walls at all four corners of the property to match the wall at Wawa, they will have the 3ft. high berm and a large natural buffer. They also show the placement of benches and trash receptacles.

7. Will comply
8. Will comply – work out with engineer
9. Will comply
10. Will add to waiver request list
11. Will comply
12. Will comply and work with Township Solicitor
13. Shows a list of 9 waivers, they have added 4 more due to review letter comments
14. Covered in 6f

**TRAFFIC COMMENTS:**

All items are will comply

Mr. Dion stated that the applicant has applied to PennDOT to install a concrete barrier as you are going south on York Road so that a left turn into Wawa will no longer be able to be made. (People currently doing this illegally)

**GRADING, STORMWATER MANAGEMENT, EROSION & SEDIMENT CONTROL:**

1. Acknowledged
2. Acknowledged
3. Will comply
4. Will comply
5. Will comply (leave a few blocks open so that it will drain to the yard drain)
6. Will comply
7. Will comply
8. Will need a partial waiver
9. Will comply
- 10 – 17. Will comply

**GENERAL:**

All are will comply except for #12 which was discussed earlier.

*Staff Review letter dated February 28, 2020:*

1. Acknowledged – does not include the canopy from Wawa
2. Acknowledged
3. Acknowledged
4. Acknowledged
5. Will provide
6. Acknowledged
7. Acknowledged
8. Acknowledged
9. They will be matching the BLADCO sidewalk width at 8 ft.
10. Acknowledged
11. Acknowledged
12. Acknowledged
13. Discussed earlier
14. Acknowledged
15. Discussed earlier
16. Acknowledged
17. Acknowledged
18. Acknowledged
19. Will confirm Fire Hydrant placement with the Fire Marshal, will also discuss placements of crosswalks.
20. Acknowledged
21. Acknowledged
22. Acknowledged
23. Acknowledged
24. Acknowledged
25. Acknowledged

**ZONING:**

1. Will comply
2. Will make the correction
3. Will comply
4. Will address with the township engineer. Ms. McKeever stated they would like to see a sight triangle.

**SALDO:**

1. Waiver added
2. Waiver added
3. Regarding street scape requirements, they feel that they comply but will discuss further if needed.
4. Going for variances
5. Total of 13 waivers being requested

Mr. Riotto mentioned that there were no crosswalks coming from the BLADCO property. Applicant agreed to add.

Kiel Sigafoos mentioned that he has noticed cars parking at the entrance to where Tractor Supply will be. He showed some pictures that he had, Bill Dion stated that the depressed curb will be going away, but he will see if they can do something in the meantime on the ring road.

**Mike Italia made a motion to recommended preliminary plan approval with the stated waivers and the following conditions:**

- 1. Compliance with the CKS Review Letter dated 2/27/20**
- 2. Compliance with the Staff Review Letter dated 2/28/20**
- 3. Crosswalks to be added**
- 4. Approval of fire safety related items**

**James Hoffecker seconded the motion. Motion passed unanimously.**

#### **IV. Draft Accessory Farm Business Ordinance for Advertisement**

Ms. McKeever explained that the commission had seen this draft ordinance previously and did not feel it was needed. The draft ordinance went in front of the Board of Supervisors and they agreed that the Township should have something in place. Ms. McKeever stated that the only change was the increase from 6 to 8 private social gatherings permitted per year.

There was a brief discussion regarding the number of seasonal festivals allowed per year. The planning commission felt that it should be raised from 6 to 8. Ms. McKeever explained that the Township would like to implement the ordinance and if there is a need for changes they can be discussed and pursued accordingly.

**Kiel Sigafoos made a motion to recommend the Accessory Farm Use Ordinance for advertisement subject to the seasonal festivals being changed to 8 permitted per year. Kevin Madden seconded the motion. Motion passed unanimously.**

#### **V. Old Business**

None.

#### **VI. New Business**

None.

#### **VII. Adjournment**

- ❖ Kevin Madden made a motion to adjourn, Mike Italia seconded the motion. Motion passed unanimously. Meeting adjourned at 7:50 pm.

Respectfully submitted,



Brandy McKeever, CZO  
Director Planning & Zoning