

Warwick Township
PLANNING COMMISSION
Meeting Minutes
July 8, 2020

Members Present: Kiel Sigafoos
Michael Riotto
Kevin Madden

Members Absent: Michael Italia
James Hoffecker

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

I. Call to Order

Mike Riotto called the July 8, 2020 Planning Commission meeting to order at 7:00 pm.

II. Consider approval of the May 6, 2020 Planning Commission Meeting Minutes

Motion by Kiel Sigafoos to approve the May 6, 2020 Planning Commission meeting minutes without revision, seconded by Kevin Madden. Motion passed unanimously.

III. LD 17-01: Loria – Preliminary Plan Review

Joseph Blackburn of Wisler Pearlstine, LLP was here on behalf of the applicant. He stated that they are not here seeking any recommendation this evening but more to re-introduce themselves and obtain some feedback regarding the plan.

Mr. Blackburn stated that the plan is concerning 2 proposed lots and it touches 3 existing parcels, 1580-1598 Stony Road. The applicants' property abuts those on Bentley Drive which is the area proposed to be subdivided into two lots. He stated that they were before the Commission back in 2013 and 2017. They had some delays regarding septic system testing and design.

Mr. Blackburn explained that they have addressed most of the revisions requested by CKS and staff, but they are not on the plan that is here tonight.

As of now they will also be asking for 4 waivers, which came from CKS review:

1. To maintain the existing driveway grades at the current locations.
2. To not have to install streetlights as they do not fit the character of the road.
3. Tree Protection – they would like to shrink the tree protection zone.
4. Replacement of trees in kind – they would like to replace with evergreens instead to enhance southern property boundary.

There was a brief discussion between the professionals regarding Stormwater Management.

The topic of sidewalks came up and Mr. Cunningham, of Holmes, Cunningham stated that they would not be able to take the sidewalk all the way down on the road frontage as there is not enough ROW on Bentley Drive. It is not physically possible to connect with what is currently there without encroaching on a resident's property, the owner has been approached and was not receptive to the idea.

Mr. Sigafoos talked a little about the Comprehensive Plan and how making Warwick a walkable community and connecting all the sidewalks and trails was one of the most requested items from the residents. As a result, he asked if it would be possible for the applicant to talk to the three neighbors whose parcels are to the North regarding a pedestrian easement in the rear of their properties. There was some discussion and Mr. Blackburn stated that they will try, they will also look into whether or not the land is even suitable. Mr. Cunningham stated that if they are doing the trail instead of the sidewalk then they would also be asking for a waiver from the sidewalk and curb as there would be no need for curb without the sidewalk.

Mr. Riotto questioned why the buffer stops where it does as there is still another house that backs up to the property. Mr. Cunningham stated that the buffer does not need to continue as the line of trees across the property will be a buffer for that property owner. He went on to explain the stormwater facilities will be located in the back of the property so they should not be able to build behind the trees. Mr. Sigafoos asked that the applicant look into more buffering as this is usually a concern for neighboring residents. The idea of deed restricting the property for no more subdividing came up and it was stated that due to the Ordinances it would make it difficult to develop further.

Mr. Madden brought up the need for continued shared maintenance of the driveway, Mr. Blackburn confirmed that there will be an agreement.

There was discussion regarding open space, common and active and that they would both need to be provided.

Mr. Oetinger stated that the earlier unilateral declaration of covenant may need to be re-written due to requirements in the previous agreement.

It was agreed by all parties that a note would be added to the record plan that if any future owner removes a tree, they must replace it with approval of Township.

Ms. McKeever stated that the Township will not be able to sign off on the sewage planning module as it is not consistent with the Township ordinance.

Mr. Blackburn stated that the applicant's intention is to resubmit and receive a cleaner review from staff and CKS.

Ms. McKeever stated that she would also talk to the Township Manager regarding the sidewalk/trail options to see if the Commission can help direct them better.

V. Old Business None

VI. New Business None

VII. Adjournment

- ❖ Kiel Sigafoos made a motion to adjourn, Kevin Madden seconded the motion. Motion passed unanimously. Meeting adjourned at 7:46 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Brandy Mckeever', written in a cursive style.

Brandy Mckeever, CZO
Director Planning & Zoning