

Warwick Township
PLANNING COMMISSION
Meeting Minutes
August 5, 2020

Members Present: Kiel Sigafoos
Michael Riotto
Kevin Madden
Michael Italia

Members Absent: James Hoffecker

Others Present: Brandy McKeever, Director of Planning and Zoning
Catherine Topley, Recording Secretary

Others Absent: William D. Oetinger, Township Solicitor
John Evarts, Township Engineer

I. Call to Order

Mike Riotto called the August 5, 2020 Planning Commission meeting to order at 7:00 pm.

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

Motion by Kiel Sigafoos to approve the July 8, 2020 Planning Commission meeting minutes without revision, seconded by Kevin Madden. Motion passed unanimously.

III. LD 20-02 Kampus Klothes – Sketch Plan Feedback

The following were present on behalf of Kampus Klothes:

Dan Lyons of Obermayer Rebmann Maxwell & Hippel LLP
Rob Cunningham of Holmes Cunningham
Rick Bates of Lexington LTD
Tom Gonsiewski of Kampus Klothes

Mr. Lyons and Mr. Gonsiewski gave a brief background on the project and Kampus Klothes respectively.

Mr. Italia asked for the applicant to identify and submit a breakdown of square footage for each use in the building, i.e.; warehouse, manufacturing, storage, etc.

Mr. Cunningham stated that they have scaled back the building to 41,800 sq. ft. and made changes to the plan in response to the staff review. Most notably the open space is no longer being disturbed. In speaking with Ms. McKeever, the principal use would be manufacturing which will require approximately 150 parking spaces. The proposed parking will be deficient, requiring a variance.

Mr. Gonsiewski explained, the issue is they have more office space than they need. They are expanding for more work and warehouse space. Although they have added 20 salespeople, they will not be in the office so he does not feel they will need more than 60-65 parking spaces.

Ms. McKeever stated that if the applicant submits the requested sq. ft. percentage breakdown staff will revisit the use classification.

There was a question regarding the loading dock and Mr. Cunningham stated that they added a driveway to the northside of the building so a truck will be able to pull around, back into the loading spot and then pull out. Mr. Italia reminded Mr. Cunningham that the minimum width needs to be 20 ft. to meet the fire code.

Mr. Sigafoos stated that none of the other buildings in that industrial park have sidewalks, so he does not see a need for them but would like to see streetlights.

Ms. McKeever asked about stormwater management. Mr. Cunningham stated that right now the overall development is handled by a basin, but he will have to check with CKS to see if it will be adequate. If not, there is a grass area they can use for additional stormwater measures.

V. Old Business None

VI. New Business

Gaspar Landscapes has submitted plans to develop two lots which the Commission will see next month.

VII. Adjournment

- ❖ Mike Italia made a motion to adjourn, Kiel Sigafoos seconded the motion. Motion passed unanimously. Meeting adjourned at 7:42 pm.

Respectfully submitted,



Brandy McKeever, CZO
Director Planning & Zoning