

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES
November 26, 2013

Vice-Chairwoman Jane Boyce convened the November 26, 2013 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Jane Boyce, John Gazsi, Craig Kimmel, Nathan Flood, Daniel Garrett and Kenneth Kauffman. Thomas Zug was absent. In attendance were Township Manager Daniel Zimmerman, Mark Johnson, Chris Venarchick, Gary Myer, Dennis Jordan, Randy Hess, and Deana Carole Ziegler.

APPROVAL OF MINUTES: The Commission voted unanimously to approve the minutes of the October 23, 2013 meeting as written.

CONSIDER REQUEST TO MODIFY CONDITIONAL USE APPROVAL FOR THE ZIEGLER BARN AT NEWPORT SQUARE, PREPARED BY RGS ASSOCIATES, DATED 11/12/2013: Chris Venarchick, representing RGS Associates, explained that the barn is located on Lot 173B along East Newport Road. He stated that the previous proposals for the barn included a restaurant and an inn. He stated that the site is zoned R-2. The site would be served by public sewer and public water. He explained that the current proposal is consistent with the final plan for Newport Square, phases 2 & 6. Venarchick stated that the current proposal is for an expansion of the barn and associated parking area. He stated that the existing barn is approximately 7,300 square feet and the expansion would be approximately 6,500 square feet. He explained that the current proposal is for a bakery/deli and also an indoor/outdoor banquet facility. He noted that the previous plan for a 95 seat restaurant and 31 room inn is no longer part of the plan. He stated that the plan for shared parking is still applicable. He added that there is a shared parking agreement that has been recorded. He stated that the proposed bakery/deli would have 100 seats with 25 associated parking spaces, and the banquet hall would have 288 seats with 96 associated parking spaces. In addition, 1 parking space for each employee (15 total) would be provided. Venarchick stated that the storm water basin would be modified slightly as part of the proposal.

Venarchick stated that the modifications include a brick wall to separate the outdoor courtyard space from East Newport Road. He noted that the wall would match the entryway to Newport Square. Venarchick stated that in some areas the wall is 7' high and drops to 4' high due to the grade. He added that the courtyard area would be a paved surface and the stormwater management plan would address this impervious area. Venarchick stated that the other modification deals with setbacks for the outdoor patio. He added that the patio area is connected to the barn, and the barn is also within this setback area. He added that if needed, outdoor canopies would be used. Venarchick stated that the third modification is for the proposed sign that would be on the existing silo along East Newport Road which is closer than 10' to the right-of-way. In addition, the sign would be 150 square feet rather than the permitted 9 square feet. The developer stated that a mural-type style is proposed. The Township Manager inquired what is the percentage of the surface area of the silo. Venarchick stated he is unsure. The Commission members agreed that more information would be needed about the type of sign and the comparison in size to the silo before they can act on the modification request.

Garrett stated that the previous parking proposal was for approximately one-third of the patrons proposed currently. He expressed the opinion that there is not sufficient parking for the proposal. He added that the individuals who live in the Newport Square complex will not have anyplace to park when there are events at the facility. Venarchick stated that the shared parking is for overflow parking. Garrett stated that the previous proposal was for a 95 seat restaurant and 31 room inn so this area might have been overflow; however, for the current proposal, this parking area becomes essential and is needed to accommodate the banquet facility. Venarchick stated that no parking modification is proposed as part of the plan. Gazsi stated that peak time usage would need to be calculated in order to determine whether sufficient parking exists. The developer stated that most of the banquets are held in the evenings. Gazsi stated the evening is the time most individuals would return from work, so parking calculations should be further evaluated. The Vice-Chairwoman stated that sufficient signage should be provided to ensure that the residents' established parking areas are not used for the facility. Kimmel inquired whether the occupancy was based on available parking or the potential space of the building. Venarchick stated that the calculation was based on available parking.

Kimmel suggested that the building's occupancy should be calculated based on the building code requirements. The Township Manager stated that a specific number should be provided. Kimmel stated that the building code occupancy would be required to be posted; however, parking restrictions could result in a lesser number and this number should be posted as well. Venarchick stated that the developer does not intend to maximize the interior space due to the limitations of the site. Kimmel stated that another alternative is to make the banquet facility smaller to ensure the building code occupancy does not exceed the available parking spaces.

Garrett stated that the plans do not provide elevations for a second floor and explained the first floor plan illustrates only 2 toilets. He suggested that additional facilities be provided for the comfort of the guests. The developer stated that the second floor would provide additional restrooms. Garrett stated that the patio area is on the first floor, and guests should not need to go to the second floor for these facilities. Kimmel noted that the restroom facilities are compliant with the building code. Garrett clarified that he is pleased that the barn will be preserved and not torn down. The Commission members suggested that the developer consider talking to an off-site property owner about possible parking accommodations with shuttle service. Kimmel suggested that the pier size could be modified to 4' by 16" to reduce the appearance of the piers on the patio.

The Township Manager requested the hours of operation for the outdoor patio. The developer stated that the hours have not been finalized, to date.

Venarchick stated that the basin would be modified to a bio-retention area in accordance with current stormwater requirements. He inquired whether or not the Commission is agreeable to the three proposed plan modifications as part of the Conditional Use hearings (height of the wall, setback of the patio & wall, and the sign size). The Commission members requested additional information about the sign size in comparison to the silo size. In addition, the available parking spaces should be clarified to accommodate the proposed occupancy of the site. The Township Manager explained that the facility could not have sprinklers since only a 2" service line was extended, and not a 6" service line. The developer stated that the service line would be extended from the street which is a larger service line. The Township Manager explained that this would be a private line. The developer noted that he would extend the private line to serve the facility. The developer stated that they would have an event license but not a liquor license so they could not operate the facility as a bar in the future.

Venarchick stated that the site would be accessed via a right-in, right-out along Creekside Lane. Otherwise traffic would use the signalized intersection at North Oak Street.

Venarchick stated that he will provide additional information for the Commission to review at next month's meeting.

REVIEW OF SKETCH PLAN FOR QUAIL RIDGE LOT 138, PREPARED BY RGS ASSOCIATES, DATED 11/4/2013: Mark Johnson, representing RGS Associates stated that the Commission previously reviewed the plan to discuss whether or not the proposal could be reviewed under the 1986 approval for Lot 138 of the Quail Ridge Development. He explained that the plan proposes 28 apartments within 3 buildings on an approximate 3 acre parcel. He stated that the property owner is currently proposing 16 2-bedroom apartments, and 12 1-bedroom apartments. He noted that the plan has not changed from the previous discussion. He stated that the Engineer reviewed the turning templates in regarding to a fire truck, a moving truck, and a trash truck. He added that the proposed roadways would accommodate these internal turning movements. The access drive would be 24' wide with no more than a 10% grade in accordance with Ordinance requirements.

The Township Manager explained that the parking requirements were a concern with both the Commission and Board of Supervisors. Johnson stated that the Applicant would not allow outside storage in the parking areas. The Applicant stated that the minimum number of 1-bedroom apartments is twelve in order to ensure adequate parking is provided on the site.

Johnson reviewed the Township Engineer's comment letter dated November 21, 2013. The Applicant is requesting a Waiver of Section 285-7.C pertaining to Preliminary Plan submittal. The Applicant is requesting to submit the pending plans as a single preliminary/final plan. The Township Engineer recommends granting the Waiver contingent upon the improvements being completed in one phase.

The Applicant is requesting a Waiver of Section 285-27.I pertaining to horizontal alignment. The Applicant is requesting the Waiver primarily for the access along East Newport Road. The Township Engineer recommends granting the Waiver contingent upon discussing the access drive layout with the Roadmaster, upon clarifying the encroachment over the centerline of Newport Road for trucks, and upon providing a turning movement for a fire truck onto Newport Road.

The Applicant is requesting a Waivers of Section 285-27.J(3)(b), Section 285-28.B(2)(b), and Section 285-28.C(1) pertaining to curb and sidewalks. The Applicant is requesting a Waiver of the requirement for curb and sidewalk along Newport Road. The Township Engineer recommends the Waiver be deferred until the Township evaluates whether any roadway improvements would be required at this time along the frontage of the site, whether any right-of-way would be required, and upon evaluating if the radii on both sides of the access drive shall be improved. The Township Manager stated that the Township has not deferred curb and sidewalk installation for other R-2 zoned projects, and would need to further evaluate the request. The Commission members discussed the feasibility of transferring the required sidewalk installation to the rear of the site to connect to the adjoining development.

The Applicant is requesting a Waiver of Section 285-27.P.(3) pertaining to building setbacks from access drives. The Applicant is requesting a Waiver of the 30' building setback from an access drive, and reduce it to a 16' setback. The Township Engineer recommends granting the Waiver contingent upon clarifying the location of the reduced setback, and upon the Township's Code and Zoning Officer concurring with the reduced setback.

On a motion by Garrett, seconded by Kimmel, the Commission voted unanimously to recommend Waivers of Section 285-7.C, Section 285-27.I, and Section 285-27.P.(3), contingent upon the Township Engineer's comments being addressed. The Commission deferred action on the Waivers of Section 285-27.J(3)(b), Section 285-28.B(2)(b), and Section 285-28.C(1).

UPDATE ON THE STORM WATER ORDINANCE: The Township Manager explained that the Township has until May, 2014 to adopt an amendment to the Storm Water Ordinance. He noted that the Township hopes to adopt an amendment prior to that time.

OTHER BUSINESS TO COME BEFORE THE COMMISSION: The Township Manager suggested that the Township begin allowing flag lots within the R-1 zone with regard to irregular shaped lots, or for preservation of natural areas. He added that the Commission does not need to act this evening he just wanted determine whether or not the Commission would be agreeable to a discussion. The Commission members discussed that the provision could be added as a Conditional Use.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 8:37 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager