

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES
June 26, 2013

Chairman Thomas Zug convened the June 26, 2013 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, Jane Boyce, John Gazsi, Kenneth Kauffman, and Brent Richmond. Craig Kimmel, Nathan Flood, and Daniel Garrett were absent. In attendance were Code and Zoning Officer Thomas Zorbaugh, Nathan Jameson, Chris Venarchick, Reid Buckwalter, Whit Buckwalter, Kevin Varner, Bill Kendall, and Roy Zimmerman.

APPROVAL OF MINUTES: The Commission voted unanimously to approve the minutes of the May 29, 2013 meeting as written.

CONSIDER THE TRADITIONS OF AMERICA PRELIMINARY SUBDIVISION PLAN, PREPARED BY RGS

ASSOCIATES. DATED 5/10/2013: Chris Venarchick, representing RGS Associates, provided background on the proposal for the benefit of the Commission. He provided a PowerPoint presentation outlining the project. The plan proposes 244 units composed of 172 single-family units, and 72 duplex units on the approximate 60 acre site. The homes would be restricted to ownership by individuals over age 55. The plan would include a club house and pool, along with tennis courts, community green areas, and pedestrian trails. Access to these areas is provided at the entrance along West Millport Road. The plan also proposes stream enhancements along Bachman Run that adjoins the site. Venarchick addressed the Township Engineer's June 19, 2013 comment letter. He explained that the phasing schedule remains unchanged. On a motion by Boyce, seconded by Kauffman, the Planning Commission voted unanimously to recommend approval of the Traditions of America Preliminary Plan contingent upon the Township Engineer's comments being addressed.

CONSIDER THE REVISED BROOKE COURT FINAL SUBDIVISION PLAN PREPARED BY DIEHM & SONS.

DATED 6/5/2013: Kevin Varner, representing Diehm & Sons, explained that the original plan for the subdivision was approved in 2003. He noted that the original plan included the creation of the lot on the east side of Clay Road. The plan this evening is for a four-lot subdivision with a cul-de-sac street. The lots are over 1-acre and would be served by on-lot well and on-lot septic. He explained that one of the modifications to the plan is the elimination of the proposed future street extension. In addition, NPDES regulations have changed since the original plan approval. While most of the stormwater facilities remain unchanged, additional infiltration provisions have been provided on-site. He added that the lot owners would have the option to provide an on-site cistern to water lawns, etc. Varner addressed the Township Engineer's June 18, 2013 comment letter. The Applicant is requesting a Waiver of Section 285-27.M pertaining to maximum length of a permanent cul-de-sac street. The proposed cul-de-sac is 800' in length, which exceeds the maximum of 600' permitted by the Ordinance. The Township Engineer commented that in consideration of the justification cited by the Applicant, they recommend approval of the Waiver contingent upon the plans being submitted to the emergency providers for their concurrence with the cul-de-sac design and associated turn-around. Varner outlined the stormwater facility. The Commission briefly discussed the property owner requirements to maintain the proposed subsurface storm water facilities. On a motion by Gazsi, seconded by Kauffman, the Planning Commission voted unanimously to recommend approval of the Waiver request and approval of the Revised Brooke Court Final Plan contingent upon the Township Engineer's comments being addressed.

The undersigned certifies that he was present at the meeting of the Planning Commission held on June 26, 2013, that he acted as the recording secretary at such meeting, and that the foregoing minutes are accurate in all material respects.

Thomas L. Zorbaugh
Code and Zoning Officer

Based upon the foregoing Certification, the undersigned approves the minutes of the Planning Commission for the meeting held on June 26, 2013, and directs that the minutes be duly filed.

Daniel L. Zimmerman
Secretary