

WARWICK TOWNSHIP PLANNING COMMISSION
Meeting Minutes
Warwick Township Municipal Building
September 23, 2020

Chairman Tom Zug convened the September 23, 2020 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Bob Kornman, Jane Windlebleck, John Gazsi, Kenneth Kauffman, Daniel Garrett, Craig Kimmel and Marcello Medini. Also in attendance were Patrick Barrett, Assistant Township Manager; Billy Clauser, Township Planner; Joyce Gerhart from RGS Associates; George Smith from ELA Group; Lee Moyer; and Porter Stevens from the LCPC.

APPROVAL OF MINUTES: With no corrections or additions to the August 26, 2020 minutes, they stand approved as submitted.

CONSIDER THE LITITZ RESERVE PHASE 8 FINAL LAND DEVELOPMENT/SUBDIVISION PLAN, PREPARED BY RGS ASSOCIATES, DATED 8/5/2020: P. Barrett stated Township Staff met with the developer and discussed the two review letters. Regarding the comments under the traffic analysis review, D. Zimmerman met with Lee Moyer who will be making a contribution towards a signal and a crosswalk at the intersection of 6th Street and Kissel Hill Road if warranted.

J. Gerhart was present to review the plan before the Commission. Phase 8 includes 35 townhouses along Meadow Rose Drive and four townhouses along English Ivy Drive. There are also two lots that are being conveyed to WTMA for the interceptor and a small open space lot for entrance improvements.

The following waiver is being requested:

Section 285-27.M- Temporary cul-De-Sac

B. Kornman recommended a No Parking sign be placed in the hammerhead turnaround.

On a motion by K. Kauffman, seconded by D. Garrett, the Commission unanimously approved the waiver.

B. Kornman asked for an explanation of the following sentence under the storm water management review that stated "...the developer does not need to obligate the Lititz Reserve HOA for the maintenance of the future stormwater improvements until a determination on how this will be handled." G. Smith from ELA stated during the preliminary plan process the entire storm water management plan was for all phases. When applying for the NPDES and associated approvals it needs to be made sure at this point in planning it is for the entire development. G. Smith stated he is working with RGS and the developer to make sure the appropriate homeowner's agreement and any revisions to the existing document are being established. B. Kornman also wanted an explanation for the planting/seeding. G. Smith stated the Ernst seed mix takes approximately two years for establishment and there can be trouble with invasive plants if a maintenance program is not being properly executed. Good success has been had, especially in smaller basins, where rain gardens or bio retention basins are planted with plugs and then supplemented with Ernst seed mix. J. Gerhart stated there will be a maintenance contract for seven years until the basin is established and this then goes to a longer time frame depending on what LandStudies recommends. There will always be some kind of ongoing maintenance and this will be stated in the HOA documents. B. Kornman also inquired about the contribution the developer was to make with regards to the traffic signal/crosswalk. L. Moyer stated the percentage that will be

contributed will be determined after the final traffic study has been completed. J. Gerhart explained a study will be done after the final phase of each project which will analyze whether or not the intersection at 6th Street and Kissel Hill will need a signal.

On a motion by D. Garrett, seconded by K. Kauffman, the Commission unanimously gave Conditional Approval of the Lititz Reserve Phase 8 Final Land Development/Subdivision Plan, prepared by RGS Associates, dated 8/5/2020.

CONSIDER THE WARWICK CROSSING PHASE 1 FINAL LAND DEVELOPMENT/SUBDIVISION PLAN, PREPARED BY RGS ASSOCIATES, DATED 8/5/2020: Joyce Gerhart was present to review the plan before the Commission. J. Gerhart stated the entrance for Phase 1 will come in across from Lititz Reserve Lane. The first Phase will have 21 single family homes and 10 duplexes. The relocation of a portion of WTM's interceptor will also take place during this phase as well as some lot add-ons to the farmette will be done for the final configuration of W. Seigrist's piece which will be recorded.

The following waiver is being requested:
Section 285-27.M- Temporary Cul-De-Sac

B. Kornman stated the screen planting along the buffer of the Veteran's Park and library were reviewed and the comments were provided to the Township. P. Barrett stated the Veteran's Park inquired if the developer would consider planting larger plants on lots 60-63. B. Kornman stated the reasoning behind this is those lots are the closest to the park. L. Moyer had no problem with this request.

On a motion by K. Kauffman, seconded by J. Gazsi, the Commission unanimously approved the waiver request.

An inquiry was made about the sidewalk system. J. Gerhart stated the existing sidewalk comes to the entrance at the library. There will be crosswalks to connect to the trail and there will not be sidewalks along LEFC's frontage.

On a motion by C. Kimmel, seconded by K. Kauffman, the Commission unanimously approved the Warwick Crossing Phase 1 Final Land Development/Subdivision Plan, prepared by RGS Associates, dated 8/5/20.

ADJOURNMENT: On a motion by D. Garrett, seconded by C. Kimmel, the Commission unanimously voted to adjourn the meeting at 7:30 p.m.

Respectfully submitted,

Patrick Barrett,
Assistant Township Manager