

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES

May 29, 2013

Chairman Thomas Zug convened the May 29, 2013 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, Jane Boyce, John Gazsi, Craig Kimmel, Nathan Flood and Brent Richmond. Daniel Garrett and Kenneth Kauffman were absent. In attendance were Township Manager Daniel Zimmerman, Gwen Newell, Mark Deimler, Joel Snyder, Kevin Varner, Nevin Martin, Chris Venarchick, Reid Buckwalter, Whit Buckwalter, and William Kendall.

APPROVAL OF MINUTES: The Commission voted unanimously to approve the minutes of the March 27, 2013 meeting as written.

REVIEW OF THE NEVIN MARTIN STORM WATER PLAN, PREPARED BY DIEHM & SONS,

DATED 5/1/2013: Kevin Varner, representing Diehm & Sons, explained that the site contains approximately 8.5 acres and is located along Chestnut Street near the intersection of Loop Road. He explained that the lot is from the "remaining lands" of the Mark Bollinger subdivision plan that was approved in 2000. He stated that the site currently contains an existing dwelling and outbuildings. He added that the lot also contains cultivated fields as well as woodlands and a stream. He noted that the previous plan created a buffer easement along both sides of the stream and a 50' right-of-way for a future street. He stated that although this plan does not propose any streets, the right-of-way area would remain viable as part of this plan. Varner stated that the existing home on the lot would be removed, and a new home would be constructed in another area on the lot. He outlined the proposed storm water management facilities for the benefit of the Commission. The lot would be served by public sewer and an on-site well. On a motion by Kimmel, seconded by Boyce, the Planning Commission voted unanimously to recommend approval of the Nevin & Suzanne Martin Storm Water Plan contingent upon the Township Engineer's comments being addressed.

REVIEW OF THE JASON KLINE FINAL SUBDIVISION PLAN, PREPARED BY STRAUSSER

SURVEYING, DATED 3/26/2013: Mark Deimler, representing Strausser Surveying, explained that the project site is a 3.725 acre tract located on the south side of Chestnut Street. The property owner is proposing a 3 lot subdivision of the tract. The existing home on the property would be located on one of the tracts, and the other 2 lots would be for new single-family dwelling units. He noted that the proposal received zoning approval on February 13, 2013. The existing dwelling is currently connected to public sewer and on-lot water. The proposed lots will also be connected to public sewer and an on-lot water supply. Deimler explained that a hydro-geologic study was done to verify that adequate water exists to serve the lots. Deimler stated that storm water for the site would be handled by infiltration trenches on the individual lots for the two new dwellings. On a motion by Gazsi, seconded by Boyce, the Planning Commission voted unanimously to recommend approval of the Jason Kline Final Plan contingent upon the Township Engineer's comment being addressed, upon execution of the dedication certificate, upon recording the storm water agreement, upon executing the land development agreement, upon posting of a Letter-of-Credit and Escrow account, upon payment of road fees, upon proof of the Highway Occupancy Permit being submitted to the Township, and upon the Applicant scheduling a pre-construction meeting with Township staff.

DISCUSSION ON THE TRADITIONS OF AMERICA PRELIMINARY SUBDIVISION PLAN,

PREPARED BY RGS ASSOCIATES, DATED 5/10/2013. DISCUSSION ON THE MILLPORT ROAD CORRIDOR IMPROVEMENTS. CONSIDER SEWER MODULE FOR TOA: Chris

Venarchick, representing RGS Associates, provided background on the proposal for the benefit of the Commission. 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 stated that the proposed density is 4.1 units per acre. He explained that the impervious coverage would be 47% and noted that the Ordinance would allow up to 60% of impervious coverage. He stated that the site would be developed in four phases; Phase 1 would include 79 units, Phase 2 would include 53 units, Phase 3 would include the center portion of the site and green space, and Phase 4 of the project would be the northern portion of the site with the remaining units. He explained that the site would be accessed via the primary entrance along West Millport Road. He added that a secondary private connection would be through the Heart of Lancaster Hospital and ultimately to Highlands Drive and Peters Drive. This private connection would include a 60' access easement for the retirement community. The plan illustrates the vacating of the northern section of Hess Lane to West Woods Drive. The roadway would remain public along the frontage of the existing properties. Venarchick added that all of the affected property owners are agreeable to the proposal. Venarchick outlined the proposed storm water management facilities for the benefit of the Commission.

The Applicant is requesting a Waiver of Section 285-27.J(3)(a) pertaining to existing streets right-of-way requirements. The applicant is requesting a Waiver of the requirement to provide improvements to the cartway, install curbs and sidewalks along the portion of Hess Lane south of the point at which it is being vacated, as discussed during the Conditional Use process. Additionally, the applicant is requesting that improvements to the cartway, curbing and sidewalks for the areas of West Millport Road (west of the existing culvert) and West Woods Drive (frontage of Lots 2 and 3) be deferred until the future development of these lots. The improvements proposed by the Applicant along the frontage of West Millport Road are being coordinated with the Township as part of a plan to significantly improve the traffic corridor in this area. The Township Engineer recommends conditional approval of the Waiver.

The Applicant is requesting a Waiver of Section 285-27.J(3)(b) pertaining to street frontage improvements in accordance with the Waiver of Section 285-27.J(3)(a). The Township Engineer recommends conditional approval of the Waiver.

The Applicant is requesting a Waiver of Section 285-28.B(2)(b) pertaining to sidewalks along existing streets and access drives. The Applicant is requesting a modification of the requirement to install sidewalks along the property line for the portion of Hess Lane that is scheduled to remain, and is requesting a deferment of the installation of sidewalks along West Millport Road (west of the existing culvert) and West Woods Drive (frontage of Lots 2 and 3). The Township Engineer recommends conditional approval of the Waiver.

The Applicant is requesting Waivers of the street design standards for the private drives within the proposed community. The overall justification for these modifications relates to the fact that the

proposed internal street network is being owned and maintained by a common association. The Applicant is requesting Waivers of the following: Section 285-27.L(1) pertaining to clear sight triangles, Section 285-27.Q(1) pertaining to emergency access, Section 285-28.C(2) pertaining to curbs, and Section 285-34.C(8) pertaining to trees. The Township Manager stated that the Applicant is in discussions with Township staff regarding the feasibility of providing rolled curb in lieu of standard curbing within the development. He added that a decision on the use of rolled curbs has not been made.

The Applicant is requesting Waivers of the following sections of the Storm Water Management Ordinance: Section 270-8.F pertaining to general requirements for watershed transfer, Section 270-8.J(3) pertaining to general requirements for basin locations, Section 270-11.C pertaining to water carrying facilities for inlets, Section 270-11.F pertaining to water carrying facilities for minimum pipe cover, Section 270-11.H pertaining to inlet depression, and Section 270-11.P pertaining to storm sewer perpendicular to street centerline.

The Township Manager outlined the roadways improvements proposed as part of the project. He explained that this includes West Millport Road and Buckwalter Road.

Gwen Newell, representing the Lancaster County Planning Commission (LCPC), stated that the LCPC continues to recommend public sidewalks on each one side of the proposed internal roadways. She expressed the opinion that pedestrians walking within the cartway of the roadways is a safety issue.

On a motion by Boyce, seconded by Flood, the Planning Commission voted unanimously to recommend approval of the requested Waivers, contingent upon the Township Engineer's comment letter dated May 23, 2013 being addressed, and upon further review of the use of rolled curbs within the development. The Commission members requested that the Applicant further review the distance from the homes to the proposed public trail system to ensure adequate distance exists between them. On a motion by Kimmel, seconded by Gazsi, the Planning Commission voted unanimously to recommend approval of the DEP sewer module for the proposal.

DISCUSSION ON THE LITITZ RESERVE FINAL SUBDIVISION PLAN, PHASE I.

PREPARED BY RGS ASSOCIATES, DATED 5/15/2013: Joel Snyder, representing RGS Associates, stated that the Commission previously reviewed the proposal. Snyder summarized the project for the benefit of those present. He explained that the 189 units are proposed on the 44-acre tract. He noted that the development would be marketed for active adults; however, no deed restrictions relating to age of residents would be imposed. He explained that additional parking has been added to supplement the on-street parking. He noted that the driveways would accommodate 2 vehicles, and all of the garages would accommodate 2 vehicles. Snyder outlined the proposed storm water facilities for the benefit of the Commission.

Snyder explained that Phase I of the plan would encompass the units along the main entrance, the central green area, and the units along this central green area (18 units total). Phase I would also include the construction of Sixth Street to the main access point of the development. The remaining phases would be constructed in a clockwise direction within the development. He noted that the proposed bio-swale would be constructed during a later phase of the development.

The Township Manager explained that the proposal includes a conveyance of 4 acres to the Lititz

Public Library site. He added that 2 acres would be conveyed by the current property owner (Siegrist) for a Lancaster County Veterans Memorial Park.

The Township Manager noted that an additional proposal between the adjoining church, the Township and the Lancaster County Conservation District to transfer ownership of the adjoining quarry on the Brandt property is currently being negotiated by the parties. He added that the quarry is a natural area with fish and waterfowl.

On a motion by Flood, seconded by Kimmel, the Planning Commission voted unanimously to recommend approval of the Lititz Reserve Final Plan, Phase I, contingent upon the Township Engineer's comments being addressed.

CONFIRM ADOPTION OF THE IMPACT 2017 COMPREHENSIVE PLAN - MEMBERSHIP ON

STANDING COMMITTEE: The Township Manager explained that Warwick Township, Lititz Borough and Elizabeth Township have all approved the IMPACT 2017 Comprehensive Plan. He noted that the plan will be provided to the appropriate agencies. He added that membership on the planning committees that meet quarterly has included representatives of the Planning Commission. He added that Ken Kauffman currently serves on one of the committees, and requested consideration by the other Commission members to serve on the remaining two committees.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 8:13 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager