

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES

July 24, 2013

Chairman Thomas Zug convened the July 24, 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, Daniel Garrett and Brent Richmond. Kenneth Kauffman was absent. In attendance were Township Manager Daniel Zimmerman, Township Engineer Chuck Haley, and Dave Madary. Gary P. Klinger of the Lititz Record Express represented the press.

APPROVAL OF MINUTES: The Commission voted unanimously to approve the minutes of the June 26, 2013 meeting as written.

DISCUSSION ON THE ROCK LITITZ PRELIMINARY PLAN, PREPARED BY DERCK & EDSON; CONSIDER SEWER MODULE FOR THE ROCK LITITZ PROJECT: Dave Madary, representing Derck & Edson, explained that the 96.28 acre property is located along West Newport Road and was rezoned to Campus Industrial on August 15, 2012. He described the neighboring properties for the benefit of the Commission. He stated that the Commission reviewed the Master Plan for the project on July 25, 2012. He stated that the site is bisected by a 200' PPL easement to the north of the site, and another 100' PPL easement extends through the site to the southwest. He stated that the site also contains approximately 22 acres of floodplain near the center of the site from the Santo Domingo. He explained that these areas are the basis for the current layout of the site. Madary explained that several large buildings are proposed on the site, which includes an approximate 90' tall building on Lot 2 for rigging to provide an internal setup area. The project also includes buildings for Atomic Design on Lot 4, and the potential for buildings on Lot 7 for Tait Towers. He noted that the other lots illustrated on the Master Plan are proposed for related businesses that could be attracted to this location. He added that the lots would be fee simple, and the roadways and utilities would be privately owned. He explained that Preliminary Plan for the project includes three buildings on the site. These include the first portion of the building for Clair Brothers, the first portion of the setup building, and the first portion of the building for Atomic Design. He noted that the Lot 1, containing the Clair Brothers buildings, would be added to their existing lot, which would provide frontage along SR 501. He explained that this access point would lead to a private street system and provide access to the other buildings on the site, which includes the Atomic Design building. Madary explained that the first phase of the Preliminary Plan would be the setup building in 2014, the second phase would be the Clair Brothers building in 2015-2016 and the third phase would be the Atomic Design building in 2016-2017. He noted that the phasing schedule is subject to change. He explained that the first phase would also include extension of sanitary sewer and water to the site. He added that the proposed connection to Toll Gate Road would not occur until the Atomic Design building would be constructed. He explained that each of the buildings includes the associated parking and loading areas. The Township Manager explained that the project is essentially a 95 acre industrial park. He stated that the set-up building would be used by all three entities for stage layout and design setup. He stated that full layout of the site is conceptual at this time, and only the first phase is being proposed. He explained that phasing is not unusual for an industrial park. He explained that storm water would be addressed by using the rain gardens as temporary basins until the full build-out. He noted that the full build-out proposes a large bio-basin for the Santo Domingo stream, which contributes a large sediment load to the Lititz Run stream. He noted that this would greatly reduce the sediment load for the Lititz Run stream and address off-site flooding. He added that each

building in Phase I would utilize the rain gardens. These would be eliminated when the bio-basin is constructed. The Township Manager stated that access would be via the Clair Brothers site initially. He added that the potential for traffic improvements to Toll Gate Road and West Newport Road would be re-evaluated during each phase of the project, similar to how the shopping center traffic is reviewed. Madary stated that future design could include additional subdivision of the original lot. Garrett inquired whether the this plan, if approved, could change as part of subsequent phases. The Township Manager explained that it is not unusual for large projects that will developed over several years to have design changes based on conditions and market changes. He noted that the shopping center had 7 modifications to conditions, and the Newport Square project had 6 modifications. Garrett stated that those projects were subject to initial conditions for the overall site layout. The Township Manager stated that certain criteria would also be part of this project, such as no future connections to the adjoining residential development, no direct access to West Newport Road, no buildings under the power lines, and riparian buffers throughout the project site. The Township Manager explained that the phasing of the project and the buildings are subject to change from the Master Plan and added that all proposed changes are subject to approval by the Township. He stated that the project will be presented to the Commission again next month. He noted that Phase I includes the extension of sewer and water lines that would be designed for the full build-out of the site. He explained that the proposal also requires the Applicant to purchase TDRs to accommodate the project. He noted that the sale of these TDRs would be used to preserve farms within Warwick Township. Madary stated that the proposal does not include a concert venue on the site. He explained that the proposal includes the potential for pedestrian walkways throughout the site. The Commission members stated that some pedestrian walkways should be included as part of Phase I.

The Applicant is requesting a Waiver of Section 285-28.C(2) pertaining to curbs. The Applicant is requesting that curbing be waived so that they may provide innovative storm water quality treatment with the use of roadside swales and vegetative filtering of storm water runoff. The Township Engineer commented that based on the fact that the interior street will remain private, the maintenance of the street will be the responsibility of the property owners, and to be consistent with the fact that there is no curbing within the neighboring Clair Brothers site, and Toll Gate subdivision, they recommend approval of the Waiver.

The Applicant is requesting of Waiver of Section 270-12.G.6 pertaining to emergency spillway freeboard requirements. The Applicant is proposing to provide a minimum of 6" of freeboard for the proposed rain garden design; the Ordinance requires a minimum of 12" of freeboard. The request is based on the proposed basins being broad shallow facilities with minimal overflow rates through the spillways during the 100 year storm event. The Township Engineer commented that considering the fact that the proposed facilities are located adjacent to the 100 year flood plain and there are no buildings or structures between the basins and the adjacent Santo Domingo Creek, they recommend that the modification be approved.

On a motion by Garrett, seconded by Kimmel, the Planning Commission voted unanimously to recommend approval of a Waiver of Section 285-28.C(2), and a Waiver of Section 270-12.G.6 contingent upon the Township Engineer's comments being addressed.

OTHER BUSINESS TO COME BEFORE THE COMMISSION: The Township Manager explained that the Township will need to revise its stormwater ordinance since the County has submitted its revised stormwater ordinance to DEP for approval. He explained that the Township's Ordinance currently exempts structures under 1,000 square foot impervious area and the County is

waiting on confirmation from the State whether or not this exemption is applicable. He requested volunteers from the Commission to attend a meeting with the Township Engineer, Board members and Township staff to review stormwater provisions which include the possibility of recommended options for projects involving 1,000-5,000 square foot buildings (infiltration, rain gardens, etc.). He noted that the revised ordinance could also include provisions for developers to provide for stormwater management for maximum lot coverage, or at least provide for stormwater controls for additional lot coverage over what is proposed. He noted that the Township is required to track coverage for individual lots as well to verify the lot coverage threshold. Zug and Garrett indicated that they would attend the meeting.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,
Daniel L. Zimmerman
Township Manager