

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES

May 23, 2012

Chairman Thomas Zug convened the May 23, 2012 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, Jane Boyce, Craig Kimmel, John Hohman, Daniel Garrett and alternate Nathan Flood. John Gazsi and Kenneth Kauffman Kimmel were absent. In attendance were Township Manager Daniel Zimmerman, Township Engineer Charles Hess, Lancaster County Planning Commission representative Gwen Newell, Brent Good, Alex Piehl, R.D. Buckwalter, Mark Johnson, Chris Venarchick, Reid Buckwalter, Whit Buckwalter, Dwight Wagner, David Biddison, and Daniel Cicala.

APPROVAL OF MINUTES: The Commission voted unanimously to approve the minutes of the April 25, 2012 meeting as written.

DISCUSS THE SKETCH PLAN PROPOSED FOR 814 LITITZ PIKE, PREPARED BY RGS ASSOCIATES, INC., DATED 5/11/2012: The Township Manager explained that this tract is part of an overall development trend in this area that includes Landis Wash & Lube, La Piazza Restaurant, and the Lititz Land Trust property. It also includes the extension of Highlands Drive, which is partially funded by a federal grant through a joint effort between Warwick Township and Lititz Borough. He provided an overview of the region for the benefit of the Commission.

Alex Piehl, representing RGS Associates, explained that the site is approximately 2.3 acres and is located at 814 Lititz Pike, on the west side of the roadway. The site currently consists of a commercial building with 12,740 square feet of gross floor area, with multiple commercial uses. The proposal is to redevelop the site with two new commercial retail buildings (7,500 square feet and 7,360 square feet respectively), with a total of 14,860 square feet of gross floor area. The proposed facilities would use the existing entrance at the property. In addition, a second entrance to the property is proposed from the future extension of Highlands Drive, to the rear of the property. Piehl explained that the plan also proposes a future connection to La Piazza Restaurant to the north. The Township Manager explained that the original plan for the Highlands Drive extension does not illustrate the access point to the rear of this site, since the proposal was only recently submitted.

Piehl stated that existing building sits at the center of the site, with parking on three sides. The proposal is to remove this building and place one building toward the west of the site, and one building toward the north of the site. He noted that this proposal represents an approximate 1% increase in impervious area. He stated that sidewalk would be extended along SR 501 and extending to provide pedestrian access to each building on the site.

Piehl stated that the site is served by public sewer and public water, and both buildings would be served with these utilities. The increase in storm water runoff and the water quality requirements for the site will be managed on-site. Currently, two stormwater facilities are illustrated on the plan. One toward the south of the site, and the other to the rear of the site along Highlands Drive. The Township Manager inquired how truck deliveries would be accommodated. Piehl explained that the proposal is to provide access from SR 501 for truck deliveries. He noted that the plan proposes wider radii to accommodate truck movement. He added that deliveries would occur during off-peak hours. He indicated that trucks would back-up to the loading/unloading area. A Commission member inquired why a loading area is provided for only one building. Piehl

explained that deliveries would occur during off-peak hours, so interference with other motorists would not occur. He stated that the building closest to SR 501 has a potential tenant (Autozone); however, the other building does not have an anticipated tenant at this time. He noted that the other building could have multiple tenants. Piehl stated that the plan proposes 82 parking spaces as required by the Ordinance.

Piehl addressed the (alternate) Township Engineer's comment letter dated May 17, 2012. He added that the plan will address these comments.

The Township Manager stated that full access would be maintained for this site; however, the current access point to La Piazza could be modified due to limited visibility along SR 501 with full access to the site from Highlands Drive. In addition, the proposal for Lititz Land Trust proposes a right-turn in only, with full access to Highlands Drive.

Piehl stated that a portion of the adjoining site (Lititz Land Trust) is currently zoned R-3, which requires a 50' setback. He stated that the issue was discussed with Township staff, and since this portion of the adjoining site is proposed to be rezoned, the plan does not currently illustrate a 50' setback.

Piehl explained that a traffic analysis is being performed, and would be submitted as part of a Preliminary Plan. He added that this analysis seems to indicate that the proposal would not meet the traffic volume threshold that would require a full traffic study.

The Commission is agreeable to the Sketch Plan as presented.

DISCUSS THE PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN FOR LITITZ LAND TRUST PROPERTIES, PREPARED BY ELA GROUP, INC., DATED

5/4/2012: Brent Good, representing ELA Group, stated that the tract is located between La Piazza Restaurant and Landis Wash & Lube. He indicated the location of the proposal for the 814 Lititz Pike project. Good explained that the site is comprised of approximately 9.4 acres, which includes the La Piazza Italian Restaurant since this lot is proposed to be expanded as part of the proposal.

Good explained that a portion of the site is located within Lititz Borough and added that this area encompasses the Water Quality Storm Basin (zoned RA). The remaining area of the site located in Warwick Township is split-zoned between R-3 Residential and Local Commercial. He added the proposal includes a modification of this zoning line. The proposal is to extend the Local Commercial zone to the eastern right-of-way line for Highlands Drive, with the exception of a small area identified on the plan as a "pocket park". The remainder from the eastern right-of-way line toward the west would be zoned R-3 Residential.

Good explained that the Local Commercial zoned portion of the site would be constructed as Phase I of the proposal, and the R-3 zoned portion of the site is identified as Phase II. As part of the proposal, Highlands Drive would be extended to West Seventh Street with a 50' right-of-way. Also as part of the proposal, the La Piazza Restaurant would be expanded by approximately 2,500 square feet. The proposal would provide access to the adjoining 814 Lititz Pike site to the south, and due to the grade of the site, a terraced parking area for the restaurant would be provided to the north. He noted that a pedestrian stairway would be provided for pedestrian access from the parking area. He stated that the La Piazza Restaurant proposal is illustrated as Lot 1 of the proposal. Good stated that Lot 2 of the plan proposes a 3-story commercial building with a daylight

level. He explained that the north side of the building would have a lower level with parking in front, and the second level would be accessed from the south side of the building. Good stated that the plan proposes another office building on Lot 3 with 2 levels of commercial space. He added that both building footprints are 60'x66'. Good explained that Lot 4 contains two 4-story multi-family apartment buildings with a total of 72 units. He explained that the units are proposed as senior living. He noted that both apartment buildings would have 1st floor garages and added that Apartment Building 1 would have 36 garage spaces, and Apartment Building 2 would have 34 garage spaces.

Good stated that the Ordinance requires that developments for senior living contain at least 5 acres. He stated that the site addresses this requirement with the 3.8 acres of lot 4, the Highlands Drive right-of-way area, and a small portion (15,000 square feet) to be devoted as a pocket park. He noted that the project has received zoning approval and conditional use approval. He added that the senior living provision allows reduced setbacks, and increased building height. In addition, the provision allows a 14 dwelling unit per acre density with the use of TDRs. He added that the current site calculations result in this density. Garrett stated that at one time, the applicant indicated that only one building might provide senior living based on market trends. The Township Manager explained that the Board of Supervisors approved the conditional use with two options. The first option would be to use both 36-unit buildings for over-55 housing, and the second option would be to use the first building as senior living, and based on the open market, only 28 units of the second building would be allowed if senior housing is not provided. The property owner (Daniel Cicala) stated that the option of the second building limits the total number of units to 28, with only a three-level building instead of four-levels. He added that increased setbacks would also be required. The Township Manager explained that the proposals would be constructed in phases. He added that the applicant could also request a modification of conditions in the future if needed, similar to other requests the Township has received.

Garrett requested clarification of the expansion of La Piazza Restaurant. Cicala stated that the restaurant property currently contains approximately one-acre, and this proposal would expand the lot size to 2.35 acres, with the tiered parking area located on the lot. The Township Manager explained that the tiered parking area would be shared between the restaurant and the adjoining commercial lots. He noted that the Ordinance encourages this type of shared parking, and added that this proposal would be included as part of the overall plan for this site. He explained that the shared parking proposal would also include access to the adjoining 814 Lititz Pike property that was discussed earlier this evening.

The Township Manager stated that the Board of Supervisors had requested that the applicant keep the residential portion of the site to one side of the roadway which limited the available lot size. Good stated that during the day, 60 parking spaces on the tiered parking area on Lot 1 would need to be provided for the commercial lots. In the evening, La Piazza Restaurant needs this parking area for overflow parking. The Township Manager noted that the restaurant currently meets the Ordinance requirements for parking. Good stated that the proposal would extend the 6' asphalt trail along the western side of Highlands Drive, and noted that this trail will provide pedestrian access to the Heart of Lancaster hospital trail.

Good stated that the (alternate) Township Engineer commented that pedestrian access should be provided from Highlands Drive to the Weis Markets driveway. Good expressed the opinion that the better pedestrian route would be to continue walking to West Seventh Street where curb cuts are

provided in accordance with ADA requirements. Otherwise, pedestrians would be walking through the access drive from Highlands Drive to go to the building. Good explained that wetlands have been located on the site, and they are currently working on obtaining applicable permits. He stated that the overall project would be illustrated on the Preliminary Plan for the site, and a Final Plan would be submitted for the commercial area of the site, and subsequently, a Final Plan would be submitted for the residential portion of the site.

The Applicant is requesting a Waiver of Section 285-27.J(4)(l) pertaining to sidewalks along property frontage. Lots 1, 2 and 3 are reverse frontage lots and sidewalk is being proposed along Lititz Pike. In addition, a bituminous path will be constructed along the west side of Highlands Drive with a proposed crossing to access Lots 2 & 3. Based on these justifications, the (alternate) Township Engineer recommends granting the Waiver request.

The Applicant is requesting a Waiver of Section 285-27.P.(4) pertaining to vertical and horizontal alignment of access drives. The access drives will provide access to commercial Lots 2 and 3 and the residential apartment Lot 4. The vehicle volume and speed will be low and the access drives will be privately owned and maintained. Based on these justifications, the (alternate) Township Engineer recommends granting the Waiver request.

The Applicant is requesting a Waiver of Section 285-28.B.(1)(d) pertaining to sidewalks. This request applies to the parking lots on all four lots which are curbed. Sidewalk is proposed at appropriate locations to provide adequate pedestrian access from the parking lots to the buildings. Based on these justifications, the (alternate) Township Engineer recommends granting the Waiver request.

The Applicant is requesting a Waiver of Section 285-28.C.(l)(2) pertaining to curbs along parking compounds. The applicant is requesting to construct curb with 6" reveal rather than 8" reveal only in parking areas to prevent undercarriage and bumper damage to vehicles. The curb is on private property and will be privately maintained. The Applicant is also requesting that no curb be constructed adjacent to BMP 2 to allow stormwater to sheet flow into the BMP. Bumper blocks will be provided. Based on these justifications, the (alternate) Township Engineer recommends granting the Waiver request.

On a motion by Garrett, seconded by Hohman, the Planning Commission voted unanimously to recommend approval of Waivers of Section 285-27.J(4)(l), Section 285-27.P.(4), Section 285-28.B.(1)(d) and Section 285-28.C.(l)(2) contingent upon

the (alternate) Township Engineer's comments being addressed.

DISCUSS THE SKETCH PLAN AND REZONING PETITION FOR TRADITIONS OF AMERICA, PREPARED BY RGS ASSOCIATES, INC., DATED 5/2/2012:

David Biddison, representing Traditions of America, explained that the site is located at the intersection of West Millport Road and Hess Lane. He stated that the proposal includes a rezoning request and text amendment. Biddison stated that the site is located across from the Heart of Lancaster hospital.

Biddison stated that the project has been discussed with Township staff, and was previously presented to the Planning Commission. He explained that the proposal is for approximately 250 homes with a mix of attached and detached homes. He explained that the proposal also includes site amenities. He provided a background of Traditions of America and stated that the firm has

over 30 years of development experience and has operated in Pennsylvania exclusively as an over-55 builder and developer for over 15 years.

Biddison explained that they have locations in Lehigh Valley, Lancaster County (Mount Joy), Mechanicsburg, Pittsburgh and State College. He stated that last year, within these five communities they provided 152 homes, and anticipate providing 200 homes by the end of this year. He noted that they are the 142nd largest private home builder in the United States, and the 4th largest private builder in Pennsylvania. He stated that their communities are customer focused with walking trails. He stated that maintenance of siding, roofing, snow removal & landscaping are covered under the association. Biddison stated that 62% of residents that live within these communities come from 15-mile radius. He stated that the company has been successful and has completed every project that they started. He provided additional background about the business for the benefit of the Commission. Biddison presented photographs of the streetscape within these communities as well as the amenities. He explained that most homes have a 20' setback and can have a mix of stone, brick, siding, etc. which creates a unique and interesting appearance. He added that the homes contain 1,250 square feet and up. He stated that the homes can be one-story and two-story buildings and some homes would have porches.

Biddison provided photographs of an existing facility in Mechanicsburg. He stated that the entrances are heavily landscaped. The Commission members expressed concern that the community does not have sidewalks. Biddison explained that the issue has been discussed with Township staff. He stated that the property and roadways are privately owned, and trail systems extend throughout the community. He stated that sidewalks present maintenance and snow removal problems. He noted that residents walk along the roadway to get to a trail. The Township Manager explained that Township staff has discussed the issue with the Applicant and has recommended trails to tie into focal points such as a community building. Biddison noted that these trails are not illustrated on the plan since he wanted to discuss the issue with the Commission and Board. He stated that the project will not be viable with sidewalks throughout the community. Biddison stated that the addition of sidewalk affects the density of the community, and the density is needed to build the amenities since these make the community. The size and scale of the amenities help make the communities a regional centerpiece because of the amenity package. He provided photographs of the various club houses at their facilities. He added that they all include a pool, large grand ballroom, a bar area, billiards, exercise room, spas, and locker rooms. He noted that each of these facilities was constructed within the past four years. Biddison explained that the association fee is generally between \$160-\$180 per month, and this would include exterior maintenance, snow removal, and access to all of the amenities. Biddison stated that the Club House is the gathering place of these communities.

The Township Manager stated that the developer has offered to provide a site visit to one of the communities they have developed. He added that the proposal would require an amendment to the R-2 zone to allow over-55 developments. He explained that the Township developed the R-3 zone regulations for another location in the Township for this type of facility; however, the Ordinance could be further evaluated for an over-55 community in the R-2 zone. The Township Manager stated that Township staff is guided by the charette that was held for this region in the Township. Biddison stated that a site visit would put the development in scale for the Commission and Board members to visualize the concept.

Biddison stated that the Applicant would work with the Township to develop an Ordinance since

their projects have been successful. The Commission members inquired what time frame is anticipated to build 250 homes. Biddison explained that two developments begun in 2007 each have less than 25 homes remaining. Garrett inquired what the marketing indicates for this region. Biddison explained that they have done extensive research in the market, and noted that they only operate in Pennsylvania. He stated that the location in Mount Joy, which was started by another developer, with none of their amenities has sold 4-5 homes per month since they took over the project. He expressed the opinion that they will exceed the figure for this location. Biddison stated that he does not have the market reports prepared for discussion this evening. He added that competition for this demographic has existed in every community they have developed. Garrett inquired what type of phasing is proposed. Biddison stated that approximately 6-7 fully finished model homes are completed, and then the club house is constructed. He noted that this time frame is generally 18 months. He added that the engineering has not been completed so he is unable to provide a full phasing schedule. He noted that the primary focus at this time is the text amendment, and rezoning application. The Township Manager stated that the proposed density indicated in the text amendment is 4.5 units per acre, which is typical in the R-2 zone.

Mark Johnson, representing RGS Associates, stated that the proposal includes rezoning of 60 acres of the property, a text amendment to allow over-55 development in the R-2 zone, and the Sketch Plan for the project. He explained that the Applicant was clear in their direction for the project. He stated that the access drives would be 24' wide and privately owned requiring no Township maintenance. The garage setback is 20' off the access drive, the side yard setback is 12' and rear setback is 30'. Johnson stated that the property is south of the homestead on West Woods Drive and extends to West Millport Road. Johnson explained that the project proposes vacating a portion of Hess Lane. He stated that the development includes green areas, and a trail that extends around the project site. He noted that the trail would tie into the trail system at the Heart of Lancaster Hospital. Johnson stated that the pad sites for the homes would be fee-simple; however, individual lots would not be created.

The Township Manager explained that the Applicant previously presented a Sketch Plan to the Commission and the current proposal incorporates several of their recommendations. He stated that the charette proposed a mixed use including commercial and residential area. He added that the Applicant had stated that Campus Industrial zoning is not feasible for the site and requested consideration for a residential use. The Commission had indicated that no decision would be made before a specific plan was presented illustrating the residential layout. The proposal does not include any change to the exiting R-1 zoned land, and proposes to rezone approximately 60 acres of the 90-acre tract from agricultural to R-2. The Township Manager stated that this zoning district does not currently include a provision for an over-55 development.

The Commission members expressed concern about residents walking in the roadway during the winter after a heavy snow. Biddison stated that snow removal is privately contracted, and added that the issue should be discussed with resident Board members during the site visit so they can detail how well the snow is removed. Kimmel suggested that additional trail extensions be considered behind the homes to eliminate residents from having to walk on the roadway. Biddison noted that parking along the roadway would be restricted.

The Township Manager stated that a site visit would be productive for the proposal. The Commission members recommended that the Applicant consider building designs that do not have the garage closer to the road than the homes, so the living space is more predominant than

the garage. Biddison expressed the opinion that the site visit would help provide an overall view of the streetscape. The Commission members inquired what the proposed home price range is. Biddison estimated that home prices would begin in the low \$200,000s.

Gwen Newell, representing the Lancaster County Planning Commission, expressed the opinion that vehicles and pedestrians on the same path is not a safe way to provide pedestrian access. She stated that the issue of sidewalks is only a maintenance and cost issue which could be offset by the elimination of cobbled curb designs, in order to provide safe pedestrian access. Biddison stated that they will consider additional pedestrian access throughout the development and added that providing sidewalk with a 20' setback for the garage does not leave sufficient area for pedestrians to walk without having to walk around a vehicle in the driveway. A Commission member noted that if the garage is moved back 5', the conflict with a vehicle in the driveway would not be a problem. Another Commission member suggested that the Club House parking area be better designed to accommodate the drop-off area. The Commission members inquired whether visitor parking should be provided if parking is restricted in the roadway. Biddison stated that each home provides four parking spaces (two in the driveway and two in the garage). In addition, the Community facility can be rented which provides additional parking. The Commission members are agreeable to a site visit.

DISCUSS ECONOMIC DEVELOPMENT RE-ZONING PROPOSAL - PRESENTED BY

STAFF: The Township Manager explained that Township staff has been discussing several economic development projects in the Township. He explained that one of the focuses of this discussion has been job creation. He stated that a rezoning of approximately 90 acres from Agricultural to Campus Industrial is proposed in the northern area of the Township. He explained that the proposal could result in 200-300 new jobs. He stated that an agricultural support business also proposes an expansion, and is currently expanding their building. He stated that this proposal includes a request to rezone 5 acres from Agricultural to Community Commercial. He added that the third location is the Lititz Land Trust property discussed this evening, which includes a modification of the Local Commercial zoning of the property. He noted that these projects were identified under the 2006 update to the Joint Strategic Plan. He explained that the Commission will be further reviewing these projects as a rezoning proposal in July. The Township Manager explained that a rezoning petition is also requested as part of the Traditions of America project.

STATUS REPORT ON THE JOINT UPDATE WITH LITITZ BOROUGH AND ELIZABETH

TOWNSHIP: The Township Manager stated the first meeting of the Joint Strategic Plan update with Elizabeth Township went well. He provided an outline of the meeting dates and discussion topics.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 9:07 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager