

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES

July 25, 2012

Chairman Thomas Zug convened the July 25, 2012 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, Jane Boyce, John Gazsi, Craig Kimmel, John Hohman, and Daniel Garrett. Kenneth Kauffman was absent. In attendance were Township Manager Daniel Zimmerman, Township Engineer Charles Hess, Lancaster County Planning Commission representative Gwen Newell, George Hennessy, Troy Clair, Caroline Hoffer, Reid Buckwalter, Whit Buckwalter, and Mark Johnson.

APPROVAL OF MINUTES: On motion by Garrett, seconded by Gazsi, the Commission voted unanimously to approve the minutes of the June 27, 2012 meeting as written.

CONSIDER THE DOUG AND DONNA SNAVELY LOT ADD-ON PLAN PREPARED BY DIEHM & SONS, DATED 7/2/2012: The Chairman explained that the Applicant requested the plan to be tabled this evening.

REVIEW THE MASTER SKETCH PLAN FOR ROCK LITITZ PROPERTIES PREPARED BY DERCK & EDSON, DATED 6/20/2012: The Township Manager explained that the Township has three rezoning petitions for review this evening. He stated that one of the petitions is to rezone an approximate 95.5 acre tract from Agricultural to Campus Industrial. He explained that this rezoning is part of the Rock Lititz proposal.

Jim Wenger, representing Derck & Edson, explained that Rock Lititz is a consortium that includes Tait Towers, Clair Global, and Atomic Design. Wenger noted that the proposal does not include a merger of any of the entities. He explained that these firms have been working together for the past few years to discuss the expansion of their respective businesses. He indicated the location of the businesses for the benefit of the Commission. He stated that the businesses discussed several options including using their existing land holdings, and relocating elsewhere in Lititz. The businesses have expanded their operations in other buildings and other locations; however, they are reviewing long term proposals for growth. He noted that this proposal includes the rezoning of the approximate 95 acre Wenger farm that adjoins the site. He stated that the site is bisected by a 200' PPL easement for power lines in the top third of the property extending west to east, 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, as well as access to the site. He explained that primary access to the site would be from Newport Road and SR 501, and then to Toll Gate Road, then to a private access to the site. He explained that the proposal includes all private drives and private facilities that would be fee simple lots.

Wenger explained that the proposal includes several large buildings. Currently, staging is done at a large arena out of the area. The proposal would allow more operations to occur internally and create a central setup facility. He noted that the proposal does not include a rock concert facility. He noted that the proposal also includes a text amendment to allow a building up to 100' in height, similar to the provisions for the Warwick High School Auditorium. He added that this would allow for moving of equipment and scenery. In addition, other buildings would be allowed up to 45' in height, rather than 35' as currently allowed under the ordinance. Wenger stated that stormwater management would be handled through porous paving which provides for infiltration. The roof

drains would be conveyed to a large detention facility. The buildings would be served by public sewer and public water. He noted that a traffic study is currently underway. The proposal includes shared parking areas. The floodplain area will be an open area with trails, and possibly ball fields.

Wenger provided 3D renderings of the proposed buildings in relation to other buildings in the area. Wenger stated that the buildings shown are proposed over a 20-year time frame. He noted that the size of the initial buildings is still being discussed with the entities. Most of the area would be for warehousing and storage. He explained that the traffic study will include a review of truck traffic since the business uses convoys up to 20-30 trucks for an entire stage set.

The Township Manager explained that the long term proposal for traffic includes center turn lanes on SR 501 to Wynfield Drive. He noted that this project is still on the County's traffic plan. The Township Manager explained that the proposal could employ 500 additional employees over 20 years, mostly in manufacturing and fabricating. He added that the majority of their truck traffic occurs at night. He noted that the proposal will be discussed with representatives of PennDOT. He added that there are no proposed increase in box truck deliveries (Fedex, UPS, etc.). The plan also allows the expansion of parking for employees. Wenger stated that traffic studies would be updated during each phase to determine accurate traffic figures.

Gwen Newell stated that she appreciates the use of the existing Toll Gate Road access into the site, rather than another access along West Newport Road.

The Township Manager explained that the proposal would include improvements along the Santo Domingo stream within the site.

The Commission is agreeable with the Master Plan as discussed.

CONSIDER AMENDMENT TO THE LITITZ/WARWICK JOINT STRATEGIC PLAN BY REVISING THE FUTURE LAND USE MAP TO DESIGNATE A TRACT OF LAND CONTAINING 95.5 ACRES, MORE OR LESS, LOCATED AT 36 W. NEWPORT ROAD AS CAMPUS INDUSTRIAL; AND TO DESIGNATE A TRACT OF LAND CONTAINING 8.019 ACRES, MORE OR LESS, LOCATED AT THE REAR OF 133 ROTHVILLE STATION ROAD AS NEIGHBORHOOD SUPPORT; AND REVISING THE DEVELOPABLE LAND ANALYSIS MAP:

The Township Manager explained the proposal includes three rezoning petitions by the Township, the Lititz Land Trust project along SR 501, the Hurst & Hurst project along Rothville Station Road, and the Rock Lititz project along West Newport Road. He stated that the Lititz Land Trust site is located within the Urban Growth Boundary (UGB); however, the other two locations are outside of the UGB. He stated this proposal would allow an amendment to the UGB to include the locations along Rothville Station Road and West Newport Road within the UGB.

The Township Manager explained that the Lancaster County Planning Commission concurred with Township staff that the Rock Lititz site is developed on three sides, and this is perceived as in-fill development. He added that Hurst and Hurst is an existing Agricultural Support business and the proposal would provide for additional equipment storage. He noted that they are in the process of developing the site as previously approved.

The Township Manager explained that the Township needs to consider whether the proposal is in accordance with the Joint Strategic Plan developed with Lititz Borough. He explained that the proposal has been sent to all of the adjoining municipalities including Lititz Borough. He stated that

the Joint Strategic Plan calls for focused economic development. He added that this theme will be continued with the current update to the plan. He noted that other economic development areas included the Local Commercial district along SR 501, and where Target was permitted to complete the shopping center facility. He stated that the Township began looking at industrial areas of the Township as well to continue and expand the job base. He noted that these include large-scale businesses that are family-owned and operated, and who have maintained their businesses in the Lititz area. He added that the Rock Lititz project would be within the Campus Industrial zone and would involve the purchase of Transferrable Development Rights (TDRs) to accommodate the project. He added that the purchase of TDRs would contribute toward the preservation of farms within Warwick Township to continue the agricultural heritage of the community as well.

On a motion by Garrett, seconded by Hohman, the Commission voted unanimously that to recommend the proposed amendment to the Joint Strategic Comprehensive Plan Land Use Map and revising the Developable Land Analysis Map, and that these proposals complement and coordinate with the Joint Strategic Comprehensive Plan.

CONSIDER PROPOSED REZONING OF 8.019 ACRES, MORE OR LESS, TO REAR OF 133 ROTHVILLE STATION ROAD FROM AGRICULTURAL ZONE (A) TO COMMUNITY

COMMERCIAL (CC): The Township Manager explained that the Hurst and Hurst proposal is for an 8-acre expansion of the Community Commercial zone. The Township has 40 acres of vacant Community Commercial zoned land, which includes the Buckwalter lots. He explained that this 8 acres is adjacent to an established business, and is providing for a regional agricultural support industry to grow and increase hiring.

CONSIDER PROPOSED REZONING OF 95.5 ACRES, MORE OR LESS, LOCATED ON THE SOUTH SIDE OF W. NEWPORT ROAD, KNOWN AS 36 W. NEWPORT ROAD FROM AGRICULTURAL ZONE (A) TO CAMPUS INDUSTRIAL ZONE (I-2), AND TO MODIFY UNDER CERTAIN CIRCUMSTANCES AND CONDITIONS THE MAXIMUM PERMITTED HEIGHT IN THE CAMPUS INDUSTRIAL ZONE (I-2):

The Township Manager explained that the Campus Industrial zone was comprised of approximately 300 acres when it was created in 1993; subsequently, the area was reduced to 100 acres in order to accommodate infrastructure in the region. He explained that the Municipal Authority installed a regional sewer pumping station which serves the hospital and shopping center. The Municipal Authority had a return of their costs for the construction of the facility in two years. He stated that the expansion of the Campus Industrial zone in this area has resulted in increased services and jobs to the local community. He stated that 17 acres of the High Tract in the northern area of the Township was also previously rezoned to Campus Industrial, and this additional 95 acres of Campus Industrial land maintains the threshold of Campus Industrial zoned land over a 20-year period.

CONSIDER PROPOSED REZONING OF 1.743 ACRES, MORE OR LESS, LOCATED WEST OF LITITZ PIKE, SOUTH OF LITITZ BOROUGH AND EAST OF THE PROPOSED EXTENSION OF HIGHLANDS DRIVE FROM R-3 RESIDENTIAL ZONE (R-3) TO LOCAL

COMMERCIAL ZONE (LC): The Township Manager explained that the Lititz Land Trust site was the subject of previous rezoning requests and noted that the tract was previously zoned Community Commercial. The current proposal would accommodate a mix of housing and commercial uses, while providing for the expansion of the adjoining restaurant and interconnection with the 814 project to the south of the site. He added that these proposals would also increase employment in

the area and complement the joint strategic planning of the region, which includes completion of the Highlands Drive extension to the north.

On a motion by Hohman, seconded by Gazsi, the Commission voted unanimously to recommend approval of the three rezoning petitions discussed this evening to the Board of Supervisors.

REVIEW DRAFT OF OVER-55 HOUSING ORDINANCE: The Township Manager explained that the proposal includes a rezoning request as well for the Reid Buckwalter property along West Millport Road. He explained that Township staff held a workshop session on July 3rd with Planning Commission and Board of Supervisor members to discuss the proposal. He stated that the proposal began with language within the R-3 zone which accommodates over-55 housing. He stated that the draft this evening was a result of the workshop and would accommodate over-55 projects, including the Traditions of America project in the R-2 zone. He stated that once the formal review process of the rezoning petition and ordinance begins, no modifications can be made, or the process begins again. He stated that he wanted the Planning Commission to review the draft ordinance before it is formally submitted for recommendation. He noted that the Township Solicitor reviewed the document.

The Township Manager explained that the current ordinance provides for a project size of 40 acres. He noted that the Lancaster County Planning Commission recommended accommodating smaller scale projects. He explained that he is comfortable with the larger acreage since this is a new process, and the proposal in the future would require only a text amendment to lower the acreage in the future. He stated another over-55 proposal has been reviewed for a fee-simple townhouse community within the guidelines of the R-2 zone; however, the Traditions of America project proposes condominium style housing. He stated that the proposal would require access from an arterial or collector roadway.

The Commission is agreeable to the draft Ordinance as written, in accordance with the Township Solicitor's corrections as discussed, and to proceed with the formal ordinance amendment.

STATUS REPORT ON THE JOINT STRATEGIC PLAN - IMPACT 2017: The Township Manager explained that the most recent meeting included census data for the Lititz region and the County relating to housing and demographics.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager