

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES

August 22, 2012

Chairman Thomas Zug convened the August 22, 2012 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, Jane Boyce, John Gazsi, Craig Kimmel, Daniel Garrett, Kenneth Kauffman, and alternate Nathan Flood. John Hohman was absent. In attendance were Township Manager Daniel Zimmerman, Township Engineer Charles Hess, Lancaster County Planning Commission representative Gwen Newell, Mark Johnson, Joyce Gerhart, John M. Keener, Brent Good, Reid Buckwalter, Whit Buckwalter, John King, Jeff Bowlby, Mary Ann Hartzell, R.D. Buckwalter, Dan Cicala, and Nathan Jameson.

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

CONSIDER THE JOHN AND EMMA KING FINAL SUBDIVISION PLAN, PREPARED BY DIEHM & SONS, DATED 7/12/2012: The Township Manager explained that the Commission discussed the proposal at their April 25, 2012 meeting.

Jeff Bowlby, representing Diehm & Sons, stated he is representing Sam Stoltzfus and his father-in-law John King. He stated that on September 21, 2001, Stoltzfus and King received Conditional Use approval for a second single-family residence along Brunnerville Road. He stated that Stoltzfus operates a greenhouse, and the farm is divided by Brunnerville Road. He explained that the farm is comprised of 66.7 acres. He stated that King has indicated that he would like to subdivide his dwelling from the overall farm property in case the farm is sold in the future. He stated that the Ordinance allows a maximum of 2 acres for a residential subdivision from the farm. He added that based on the size of the farm, Stoltzfus would have four building lots remaining (1 acre per 20 acres of Agricultural zoned land). He explained that the property owner would like to use two of the building lot quotas to create a 3.75 tract. He noted that the property owner wishes to use one quota to create a 2-acre lot this year, and a subsequent quota for a 1.75 acre lot add-on the following year. The proposal was granted a Variance on June 13, 2011 to allow the ultimate 3.66 acre lot size. Bowlby noted that the lot add-on plan will be recorded in 2013, after the two acre subdivision deeds have been recorded, and the deeds have been transferred.

The Applicant is requesting a Waiver of Section 285.11.C(4) pertaining to wetlands, since no new structures or development are proposed.

The Applicant is requesting a Waiver of Section 285-27.J(3) pertaining to roadway improvements to defer the requirement until such time that the property is sold to a non-family member for profit. The Township Manager explained that the Township has allowed similar deferrals in the past.

On a motion by Garrett, seconded by Kimmel, the Planning Commission voted unanimously to recommend approval of a Waiver of Section 285.11.C(4) and a Waiver of Section 285-27.J(3) contingent upon the Township Engineer's comments being addressed. On a motion by Boyce, seconded by Garrett, the Planning Commission voted unanimously to recommend approval of the John and Emma King Final Subdivision and Lot Add-on Plan contingent upon the Township Engineer's comments being addressed.

CONSIDER THE DOUG AND DONNA SNAVELY LOT ADD-ON PLAN, PREPARED BY

DIEHM & SONS, DATED 7/2/2012: Jeff Bowlby, representing Diehm & Sons, explained that the property is located along Snavelly Mill Road. The Snavellys' property currently consist of .89 acres. They are proposing to add 1 acre from the adjoining property owned by Snavelly Limited Partnership. The adjoining lot contacts the Snavelly's Mill business. The Mill property contains 23.8 acres; approximately 14 acres is located in Warwick Township, the remainder is located in Elizabeth Township. Bowlby explained that this lot add-on plan will use the last remaining subdivision quota for both lots in Warwick Township.

Bowlby explained that the Snavellys are proposing to construct a 3-car garage at the rear of their property. A stormwater management plan has been included in the submission. The proposed lots are in the agricultural zoning district, and would use the existing individual wells and private septic systems.

On a motion by Gazsi, seconded by Kauffman, the Planning Commission voted unanimously to recommend approval of the Doug and Donna Snavelly Lot Add-on Plan contingent upon the Township Engineer's comments being addressed

CONSIDER THE LITITZ LAND TRUST PROPERTIES FINAL PLAN, PREPARED BY ELA GROUP, INC., DATED 8/3/2012: The Township Manager explained that the Highlands Drive construction bid has been awarded and noted that Highlands Drive will be extended through this site as part of the project. He added that PennDOT has approved the contract and the project could be completed in November, weather permitting.

Brent Good, representing ELA Group, explained that the Commission reviewed the proposal at their May 23, and June 27, 2012 meetings. He stated that the plan is for three lots in the Local Commercial zoning district. Lot 1 is proposed for an expansion of the adjoining La Piazza restaurant and associated parking, Lot 2 is proposed for a 3-story approximate 12,000 square foot office building, and Lot 3 is for a commercial building similar to the one proposed on Lot 2. He noted that shared parking is proposed for these uses. Good noted that Lot 4 is proposed as a future Phase II of the proposal, which is located on the west side of Highlands Drive. He explained that Phase II is proposed as two over-55 age targeted apartment buildings. He added that he is working with the developer of the adjoining "814" project.

Good addressed the alternate Township Engineer's comments dated August 15, 2012.

The Township Manager explained that this project and the 814 project will have frontage along both SR 501 and Highlands Drive. He added that sidewalks are proposed along SR 501 which will include sidewalks from Weis Markets to Pizza Hut. He noted that Highlands Drive will have a macadam pedestrian access on the west side similar to other trail systems in this region of the Township.

On a motion by Garrett, seconded by Kimmel, the Planning Commission voted unanimously to recommend approval of the Lititz Land Trust properties Final Plan contingent upon the Township Engineer's comments being addressed.

CONSIDER THE 814 LITITZ PIKE MANHEIM TOWNSHIP DEVELOPMENT CO. FINAL PLAN, PREPARED BY RGS ASSOCIATES, DATED 7/30/2012: Joyce Gerhart, 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. She explained that the plan remains relatively unchanged

from the Sketch Plan that was reviewed at the Commission's May 23, 2012 meeting. She explained that the proposal is for redevelopment of the existing site, which currently consists of a commercial building with 12,740 square feet of gross floor area, with multiple commercial uses. This building would be removed and replaced 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 to 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. Gerhart explained that the plan also proposes a future connection to La Piazza Restaurant to the north.

The Applicant is requesting a Waiver of Section 285-7.C pertaining to Preliminary Plan submittal.

The Applicant is requesting a Waiver of Section 285-28.B(2)(b) pertaining to sidewalks. The sidewalk would be located in an access easement.

Gerhart reviewed the alternate Township Engineer's comment letter dated August 15, 2012. The Township Manager inquired whether a basin is proposed on the tract. Gerhart explained that the overall impervious surface will be slightly less, so additional storm water controls are not proposed. She added that the plan proposes 2 rain gardens for infiltration, in order to meet BMP requirements. The Township Manager inquired whether the buildings would be constructed simultaneously or as two phases. The property owner explained that if Highlands Drive is constructed, both buildings would be constructed simultaneously.

On a motion by Kimmel, seconded by Kauffman, the Planning Commission voted unanimously to recommend approval of a Waiver of Section 285-7.C and a Waiver of Section 285-28.B(2)(b), contingent upon the alternate Township Engineer's comments being addressed. On a motion by Kauffman, seconded by Boyce, the Planning Commission voted unanimously to recommend approval of 814 Lititz Pike Preliminary/Final Plan contingent upon the alternate Township Engineer's comments being addressed.

CONSIDER THE REZONING PETITION AND TEXT AMENDMENT FOR TRADITIONS OF AMERICA, PREPARED BY RGS ASSOCIATES: The Township Manager explained that the Commission reviewed the Ordinance last month. He added that some Commission members went to a "Traditions of America" site near Bethlehem PA. He stated that the Lancaster County Planning Commission (LCPC) comments include some concerns over several issues. He stated that their comments indicate that they do not feel that the text amendment meets the goals of the Township's R-2 zone. He explained that, at one time, the R-2 zone was the highest density zone; however, the Township created the R-3 zone. The proposal would accommodate over-55 age restricted developments and would allow single-family and duplex units. He added that the existing provisions under the R-2 zone remain unchanged and noted that an over-55 development could also be accommodated under the current R-2 zone. He stated that the Applicant operates several successful facilities, and based on the on-site visit to one of their sites, the Commission needs to decide if the proposal would be successful in this community. The LCPC questioned whether the Township needs more R-2 zoned land. He explained that 1/3 of the existing R-2 zoned land is part of the Lititz Reserve proposal on the Siegrist farm. He added that the over-55 amendment applies to parcels containing over 40 acres. He noted that this would include the Siegrist farm near the Lititz Public Library, the Clark farm at the intersection of East Newport and Brunnerville Road, and the Hartz tract in Rothsville. The Township Manager stated that the LCPC questioned whether

additional Campus Industrial zoned land could be accommodated on the site. The Township Manager explained that the Township proposes to rezone 95 acres to Campus Industrial as part of the Rock Lititz proposal. He noted that this area is adjacent to other industrial zoned lands. The Township Manager stated that the LCPC also commented that the project does not accommodate affordable housing. Gwen Newell, representing LCPC explained that she is also unsure of the sustainability of this market type for over-55 age restricted developments. She added that in order to afford this type of housing, individuals would need an income above the median average for the community. The Township Manager explained that the Township is currently reviewing demographics as part of the update to the Joint Strategic Plan. He added that "Traditions of America" provides amenities that are not available in other over-55 housing markets. He noted that this project would be different from the proposed project on the Siegrist tract, so they would not be competing in the same market. He explained that the homes in "Traditions of America" would be independent living with home prices ranging from \$225,000 to \$400,000, and the homes proposed within the "Lititz Reserve" property would provide for housing associated with an assisted living community and more affordable. In addition, the other proposal is for townhouses. Newell inquired why the proposal is not for rezoning to R-3 which allows over-55 developments with mixed housing types. She expressed the opinion that the text amendment appears to serve a specific developer. In addition, the Township should further consider whether these regulations could be used in other areas of the Township. The Township Manager explained that the R-3 zone allows 14 units per acre with increased vertical allowances. He added that this type of design is not feasible at this location. He noted that the other provisions in the R-2 zone were not changed. Garrett stated that the text amendment appears to accommodate a specific developer and he expressed concern over the precedence. The Township Manager explained that the Highlands at Warwick project was developed in the R-2 zone with a density bonus for the collector street (Highlands Drive). He stated that this site is adjacent to the Highlands at Warwick site and this could be considered an extension of that zone. He added that the over-55 development would not be high impact, and the existing infrastructure could accommodate the proposal. He noted that the LCPC does not recommend approval of the rezoning amendment. Newell stated that the comments include bulleted points if the Warwick Township Planning Commission would recommend approval of the amendment. The Township Manager stated that the proposal is to rezone approximately 60 acres to R-2 Residential and approximately 23 acres to R-1 Residential.

Nathan Jameson, representing "Traditions of America" stated that most of the individuals that live in their homes have existing homes that are paid, which makes the homes within the community affordable. He stated that the generation behind the baby boomers is even larger, and the housing type they would prefer is unknown. He noted that these homeowners would be less of a burden on the school district.

Mark Johnson, representing RGS Associates, stated that the application relates to the charette that was held since it included provisions for residential housing. He explained that the area is surrounded by other commercial uses so these are not included within this community. He expressed the opinion that the provisions of the R-3 zone are not desirable on a large tract due to the permitted increased density. He added that the market does not have sufficient over-55 designated single family homes. He noted that it includes provisions such as the club house and private pool as well as tennis courts and walking trails. In addition the streets would be privately owned and would not require Township maintenance.

Gazsi inquired what demographics the facility would serve. Jameson explained that they are

currently completing a project in Rapho Township that was started by another firm in 2003. He added that the developer did not complete the project and approached "Traditions of America" about completing the project. He stated that there is high demand for these types of units in this region. He explained that their success in Rapho Township encouraged them to look at other areas in the region. He noted that they looked at communities surrounding Manheim Township. A Commission member stated that it seems that the build out is anticipated over a 5 year period, which means that individuals of the same approximate age will be moving in within 5 years. He stated that it seems that the 3% a year turn-over is low since the project is not being developed over a long term. He explained that another concentration of turn-over could occur in a second generation of ownership. Jameson stated that individuals are moving in younger and living longer. Garret inquired whether the facility is an aging in place model. Jameson responded that they are considered an aging in place model since most homes are designed on a single floor with wider doorways, two bedrooms and two bathrooms. He added that in the future, long-term health care could include at-home care. He noted that most municipalities do not have an Ordinance for this type of use.

The Commission members discussed whether the proposal for 240 homes would create an influx in this type of housing. The Township Manager stated that the Strategic Plan recommends increased housing for the over-55 segment of the population, and this proposal would accommodate that age group. He noted that mixed commercial use have not been viable although it was previously discussed for this region.

On a motion by Kimmel, seconded by Boyce, the Planning Commission voted 5-2 to recommend approval of the rezoning petition and text amendment for Traditions of America based on compliance with the Lititz/Warwick Joint Strategic Plan.

CONSIDER THE KELLER BROTHERS PARKING LOT STORMWATER PLAN, PREPARED BY STECKBECK ENGINEERING, DATED 8/3/2012: The Township Manager explained that the proposal is to construct an approximate 17,000 square foot porous parking area in the flood zone. The parking area would provide 44 parking spaces. He explained that the property was larger, and a portion was sold to CVS Pharmacy. He noted that this area was previously used for additional parking. He explained that the business is currently experiencing growth and additional area is needed for automobile storage and display, and for employee parking. The Township Engineer expressed concern that the porous area could be filled with debris. He noted that the property owner has indicated that they would provide maintenance to the porous parking. The Applicant is requesting a Waiver of the requirement to submit a Land Development Plan in lieu of submitting a Storm Water Management Plan. The plan also includes a riparian buffer and landscaping on the property.

On a motion by Garrett, seconded by Gazsi, the Planning Commission voted unanimously to recommend approval of the Waiver request and to recommend approval of the Keller Brothers Parking Lot Stormwater Plan contingent upon the Township Engineer's comments being addressed.

UPDATE ON CURRENT EFFORT TO UPDATE THE LITITZ/WARWICK STRATEGIC PLAN: The Township Manager explained that the census demographics have been prepared. He stated that economic development will be the next topic discussed by the Joint Strategic Plan regional steering committee.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 8:52 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager