

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES

September 26, 2012

Chairman Thomas Zug convened the September 26, 2012 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, Jane Boyce, Daniel Garrett, and Kenneth Kauffman. John Gazsi, Nathan Flood and Craig Kimmel were absent. In attendance were Township Manager Daniel Zimmerman, Township Engineer Charles Hess, Carl McAloose, Joel Snyder, Joyce Gerhart, Curt Evans, Lee Moyer, Mark Will, Jim Sheaffer and Joyce Sheaffer.

APPROVAL OF MINUTES: The Commission reviewed the minutes. On a motion by Garrett, seconded by Boyce, the Commission voted unanimously to approve the minutes of the August 22, 2012 meeting as written.

COMMUNICATIONS: The Commission received information about a free public forum sponsored by the Coalition for Smart Growth. The forum is scheduled for October 25, 2012 at The Old Country Barn in Lancaster and will address new uses for old buildings.

DISCUSS THE PRELIMINARY SUBDIVISION PLAN FOR LITITZ RESERVE, PREPARED BY RGS ASSOCIATES, DATED 8/1/2012: Joel Snyder, representing RGS Associates, stated that the plan has changed slightly since the Commission reviewed the Sketch Plan for the project. He noted that they are not seeking approval this evening. Snyder explained that although the proposal is targeted for over-55 individuals, it will not be deed restricted as such. He stated that proposed units are one-bedroom with a second bedroom/den on the end units, and the middle units will have a second-floor loft area. He added that the units could be occupied by individuals who are younger than 55, but have no children. The Township Manager explained that this phase of the development would allow the construction of a second story with additional bedrooms. Snyder noted that it is possible; however, it is not part of the plan concept. He added that the units will contain between 1,600-1,800 square feet with a 2-car garage. He added that the development density is approximately 4.3 units per acre. Snyder described the location of the 44-acre site for the benefit of those present. He explained that 191 units are proposed and added that the majority would be in groups of 4 townhouses, with a few groupings of 5 and 6 units. He noted that a few of the garages are oriented to the side of the units. Snyder stated that the project is no longer proposed as a joint venture with Luther Acres. He explained that the main entrance to the site would be provided via the future Sixth Street extension. He stated that none of the units would access this main entrance in order to maintain a more attractive entrance with monument signs and vegetation along the proposed bio-swale. Snyder stated that a small "pocket" park with a seating area is proposed as part of the project. He added that a second access is proposed along 6th street. Snyder stated that the existing swale conveys 400 acres of drainage. He noted that the project is in an aquifer recharge area; therefore, additional infiltration features are proposed.

Snyder stated that the Applicant met with Township staff to discuss the proposal, and there were several issues that he would like to address based on these discussions. He explained that although the plan currently proposes 2 means of egress onto Sixth Street, the Applicant would like to discuss the possibility of providing one street access onto 6th Street at the main entrance, along with emergency access points. The Township Manager explained that the proposal includes the extension of Sixth Street. He added that no access points would be provided along the roadway so

the roadway operates as an east-west connector road. He explained that the Ordinance would require a 36' width, and added that due to future maintenance costs, the Township could consider a narrower roadway. He added that since all of the roadways are proposed to be publicly owned, the Township could also consider providing for one main access from Sixth Street, as well as several emergency access points. Garrett expressed concern that the plan proposes 191 units with only one access point. The Township Manager stated that the traffic counts are fairly low. Snyder noted that the residents would not have children who would be of driving age. Garrett stated that the units propose 2 car-garages and would cater to individuals with active lifestyles. Snyder clarified that the times of travel would not be specific to peak traffic. He added that the Township Engineer would be agreeable to the single access, provided emergency access is provided. The Township Manager stated that the plan currently proposes 2 access points. Garrett stated that in addition to these 2 access points, the plan could include emergency access for the cul-de-sac and another emergency access to the rear of the site. The other Commission members concurred with Garrett's comments.

The Chairman stated that the plan does not propose extending Sixth Street past the main access drive. Snyder outlined the proposed phasing of the property. The Commission members agreed that two access points are needed for the development. The Chairman stated that regarding the street width, since Highlands Drive is currently 32' with no parking, the Commission could consider the narrower street width, provided parking is restricted. Sixth Street in Lititz Borough is 40' with parking on both sides. The Chairman inquired whether sidewalk would be installed since this would be a pedestrian access due to its close proximity to the Library. Snyder stated the roadway is currently proposed with sidewalk. Boyce stated that it seems up to 300 cars could access the roadway from this development, with another development potential across the street. The Township Manager explained that the right-of-way would be 60' and the roadway could be widened, if additional development is proposed in the future. The Commission members are agreeable to a 32' wide roadway with curb and turning lanes. Garrett inquired whether sufficient on-street parking exists for visitors. Snyder explained that the proposal includes 2 car garages and a 2-car driveway. He added that two-thirds of the units would have basements for storage. The Commission members recommended over-flow parking.

Snyder stated the plan proposes three right angle intersections rather than using a radius curve and forming a continuous loop. He explained that the roadway configuration is designed to eliminate an oval track appearance to the roadways. In addition, it would provide more traffic calming. The Township Engineer stated that the Road Superintendent has expressed concern over issues relating to snow removal. The Township Manager noted that the roadway design would require a Waiver, in addition the 900' length cul-de-sac will require a Waiver (the Ordinance limits the length to 600').

Snyder explained that the site is located in an area of Karst Geology. The Applicant would like to discuss how the bio-swale and infiltration system has been designed to limit the potential for sinkhole development. Snyder described the proposed stormwater management for the benefit of the Commission. He explained that the plan proposes wetland pools with berms and weir structures. He added that native plantings and grasses will be used in the design. He noted that the design follows the recommendations of a geologist. The stormwater area would be maintained by a Homeowner's Association. The Township Manager stated that he would want the Applicant to ensure long term ability to address sink holes. He added that the plan is in accordance with recommendations of the PA DEP and US EPA regarding BMP measures for treating stormwater.

The layout of the development necessitates the relocation of a portion of the existing WTMA sewer interceptor line that runs through the site. The Municipal Authority would like the portion of the line that runs along the existing drainage swale to be relocated. The Applicant would like to discuss responsibilities for the line relocations.

The Applicant would also like to discuss the park and recreation fees. The Applicant will provide a fee in lieu of some of these fees. Snyder noted that the proposal could include a boardwalk over the natural areas. The Township Manager stated that the proposal could include a two-acre add-on to the Lititz Library which could be used toward the recreation obligation.

The Commission is agreeable to proposal as discussed provided the applicant provides for additional parking and addresses the issues discussed this evening.

DISCUSS INFORMAL SKETCH PLAN FOR MARK WILL/1213 ORCHARD ROAD: The Township Manager explained that the property owner wanted to present the plan for the Commission's opinion on the project. Mark Will stated that a previous plan for the property indicated no further subdivision is permitted using the current access. He explained that he owns two tracts of land, and he would like to add this property to the larger tract and create two large lots. He noted that the other property he owns is landlocked and this proposal would provide for access through the existing 30' wide access point. He explained that he would use 10' of the existing driveway for access to the lot. He stated that he is proposing to provide an additional 50' to be added to the rear yards of several lots along orchard Road. Will stated that the access could be widened to 14' from the existing 12' width. The Chairman suggested that the access be widened to 16'. The Township Engineer inquired whether the 30' frontage could be divided to provide 15' wide access points to each lot. Garrett suggested that Will talk to the neighboring property owners to further discuss the potential access to the lots. The Township Manager inquired whether the Commission would be agreeable to recommending approval of a zoning Variance to allow the existing access to be used for the lots. The Commission members indicated that they would be agreeable to reconsidering the proposal if the Applicant explores other options for access.

UPDATE ON IMPACT 2017 - DEMOGRAPHICS: The Township Manager stated that the economic development meeting for the Joint Strategic Plan is scheduled for September 27th. He added that he will provide the demographic information when more Commission members are present.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 8:38 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager