

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES

November 28, 2012

Chairman Thomas Zug convened the November 28, 2012 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, John Gazsi, Craig Kimmel, Daniel Garrett, and Kenneth Kauffman. Jane Boyce and Nathan Flood were absent. In attendance were Township Manager Daniel Zimmerman, Township Engineer Charles Hess, Joel Snyder, Joyce Gerhart, Gwen Newell, Kelly Rago, Nathan Jameson, Frank Cirrincione, Reid Buckwalter, Whit Buckwalter, and Mark Johnson.

APPROVAL OF MINUTES: The Commission voted unanimously to approve the minutes of the September 26, 2012 meeting as written.

COMMUNICATIONS: The Commission received a copy of the Lancaster County Planning Commission's *FYI* eNewsletter.

CONSIDER THE CONTINUED REVIEW OF THE PRELIMINARY SUBDIVISION PLAN FOR LITITZ RESERVE, PREPARED BY RGS ASSOCIATES, DATED 8/1/2012: Joel Snyder, representing RGS Associates, stated that the Commission previously reviewed the proposal at their September 26, 2012 meeting. He stated that he is not seeking action on the Preliminary Plan this evening; however, he is requesting that the Commission act on the Waiver requests. Snyder summarized the project for the benefit of those present. He indicated the proposed location of the access from the future Sixth Street extension. He added that the site is adjacent to the Lititz Public Library, and adjoins the Luther Acres property. He explained that the site contains 44-acres, and the plan proposes 189 townhouse units. He noted that the townhouses would be marketed for active adults; however, they would not be deed restricted as such. He explained that the units would be 32' wide, with a 2-car garage, and 2-car driveway. The units are designed for first-floor living, although a second floor loft area could be included in the design. Snyder added that a den is also included on the first floor, and noted that the room could be designated as another bedroom. He explained that the units would range in size between 1,500-1,800 square feet, with some units having a basement.

Snyder outlined the proposed stormwater management facilities. He explained that a swale would be extended through a culvert from the adjacent Butterfly Acres development in Lititz Borough. He noted that the drainage area is comprised of approximately 600 acres. He added that a bio-swale would be constructed to provide infiltration to the underground aquifer area. Snyder stated that his firm is working with geologists to reduce the probability of sinkholes within the bio-swale. He added that they are also working with LandStudies on the project. The Township Manager stated that during a walk-through of the stormwater area, everyone agreed that the design should not concentrate stormwater flows. He noted that approximately 10 basins are proposed within the site to spread stormwater throughout the drainage area. Appropriate seed mixes would be used within the basin areas to ensure long-term maintenance to these areas.

The Commission reviewed the architectural renderings of the site. Snyder stated that the builder would be E.G. Stoltzfus and added that the architecture design is similar to the Sagewicke development in Hershey.

The Applicant is requesting a Waiver of Section 285-27.J(3)(b) pertaining to street frontage

improvements. The applicant is proposing to construct the entire cartway for Sixth Street from the current limits, to a point just past proposed Street-A that will provide access into the development. The Township Engineer commented that, typically, street improvements are required for only one-half the width of the cartway along the site frontage. The Applicant has indicated that the site has approximately 2,200 LF of frontage along the proposed Sixth Street alignment. Instead of constructing one-half of the street for this frontage, the entire 36' wide cartway will be constructed for approximately 1,100 LF to permit two-way vehicular access to the site. The Township Engineer indicated that this approach would match the quantity of the roadway improvements that are typically required. Therefore, they recommend approval of the Waiver. The Commission members discussed whether the cul-de-sac identified as Street-E should be a through-street accessing Sixth Street. The Township Manager stated that the design intends to limit access to Sixth Street as part of access management. Snyder stated that Street-F would be limited to one-way out in order to maintain Street-A as the primary access to the site.

The Commission discussed that Street-E could be designated as one-way out as well in order to eliminate the long cul-de-sac. The Township Engineer stated that this area is the last phase of the development (Phase 8) projected for completion in 2024. The Commission members agreed that the roadway width could be limited to 32', and sidewalk eliminated on the south side of the roadway (curb would be installed). This sidewalk would be further considered when the south side of the roadway would be developed. The Commission members agree that the future construction of the sidewalk would be bonded to ensure it could be constructed in the future.

The Applicant is requesting a Waiver of Section 285-27.M pertaining to maximum cul-de-sac length. The Applicant is requesting a Waiver of the maximum permanent cul-de-sac length of 600' to accommodate the layout of lots, and to allow the 962' length of proposed Street-E. On a motion by Garrett, seconded by Kimmel the Planning Commission voted unanimously to recommend approval of a Waiver of Section 285-27.J(3)(b) and a Waiver of Section 285-27.M. The Waiver of Section 285-27.J(3)(b) is contingent upon a cartway width of 32', eliminating sidewalk on the south side of the roadway (curb would be installed), and upon the future construction of the sidewalk on the south side being bonded to ensure it could be constructed in the future. The Waiver of Section 285-27.M is contingent upon review of the potential for a future full connection of Street-E during Phase 8 of the project.

The Applicant is requesting a Waiver of Section 285-27.K(3) pertaining to intersection separation. The Applicant is requesting a Waiver of the requirement for 300' of separation distance between street intersections at the following locations: (a.) Along proposed Street-A between Street-E and Sixth Street. The proposed separation distance is only 217'; (b.) Along Sixth Street between proposed Street-F and the existing access drive to the Lititz Public Library, which would be only 235'. The Township Engineer commented that based on the justifications that have been presented, especially the low speed limits, they recommend approval of the Waiver for the locations indicated. On a motion by Kauffman, seconded by Garrett, the Planning Commission voted unanimously to recommend approval of a Waiver of Section 285-27.K(3) as requested.

The Applicant is requesting a Waiver of Section 285-27.L(1) pertaining to clear sight triangles. The Applicant is requesting the Waiver to allow portions of the driveways for Lots 21, 56, 78, 87, 104, 132 and 133 to be located within the clear sight triangle easements for the proposed street "intersections". For each of the proposed internal street intersections where the affected driveways will be partially within the easement, it is proposed to have a "Stop" sign. The Township Engineer

commented that considering this, and the other justifications cited, they could support the Waiver request. On a motion by Garrett, seconded by Kimmel, the Planning Commission voted unanimously to recommend approval of a Waiver of Section 285-27.L(1) contingent upon a deed restriction for the affected lots.

The Applicant is requesting a Waiver of Section 285-27.O(5)(b) pertaining to driveway separation. The Applicant has requested this Waiver to allow driveways to be closer than 40' from right-of-way intersections and less than 3' from property lines. For the reduced 40-foot setback, it has been indicated that this applies to Lots 12, 13, 64, 65, 78, 87, 104, 132 and 133. The Township Engineer commented that if the aesthetic reasons are acceptable to the Township, they could support the Waiver request and would recommend approval of a Waiver to reduce the 40' setback to a minimum of 30' for the indicated lots, except for Lot Nos. 64 and 65. For the reduced 3' setbacks for the edge of driveways to the side property line, a minimum 1' setback is proposed for all other lots. Snyder stated that the driveways for the interior townhouse units would have a 1' separation and a 2' green space with ornamental grasses which would be maintained by the HOA. He noted that other developments such as Pebble Creek, and Crosswinds have a similar design and this area is paved. Snyder stated that the 40' setback Waiver is requested due to the 90-degree intersections. He noted that driveways are located near these intersections. He explained that the intersections were designed to reduce speed by installing "Stop" signs, and to create a neighborhood block design. Snyder stated that a similar design exists within the Pebble Creek and Rothsville Station developments. On a motion by Kimmel, seconded by Garrett, the Planning Commission voted unanimously to recommend approval of Waiver of Section 285-27.O(5)(b) contingent upon side-loading garages for Lots 64 and 65, and other locations where possible so vehicles are not backing into the intersections, and upon a landscape buffer for driveways with less than 3' setbacks.

The Applicant is requesting a Waiver of Section 285-29.D(3) pertaining to average lot depth. The Ordinance requires that all lots shall contain an average depth of not more than three times their width (3:1). The Applicant has indicated that the majority of the proposed lots have a maximum depth to width ratio proposed of 6.5:1. The Township Engineer commented that, for the justifications cited by the applicant's consultant and if the Township is acceptable to the townhouse lot layout as presented, they recommend approval of the Waiver. On a motion by Garrett, seconded by Gazsi, the Planning Commission voted unanimously to recommend approval of a Waiver of Section 285-29.D(3).

The Applicant is requesting a Waiver of Section 285-29.D(6) pertaining to reverse frontage lots. This Waiver applies to Lots 167 through 191 where each lot has double frontage. Reverse frontage lots are permitted when driveway access is restricted from the street with higher volumes, and minimum rear yard is 75' with a 10' wide buffer planting strip. The Applicant has requested a Waiver these requirements, instead offering a 40' rear yard setback with a 25' wide easement containing a planted buffer on top of an earthen mound. The Township Engineer commented that if the Township finds the applicant's proposal acceptable, they have no objections and recommend approval of the Waiver conditional on adding references within the deeds for each affected lot. On a motion by Garrett, seconded by Kimmel, the Planning Commission voted unanimously to recommend approval of a Waiver of Section 285-29.D(6), contingent upon deed restrictions on the affected lots, and upon no access from any lot onto Sixth Street.

The Applicant is requesting a Waiver of Section 285-34.C(8) pertaining to street trees. One street

tree is required for each residential lot and spaced not closer than 40' or more than 60'. The Applicant has requested a Waiver to allow for a proposed maximum spacing of 115'. Some residential lots will have no street trees and some will have up to 3 trees. The Township Engineer indicated that based on the proposed tree planting, an additional 28 street trees should be provided. They commented that based on the justifications cited, it appears that the required number of street trees cannot be provided along the streets. However, the Waiver could grant permission to provide the required street trees at alternative locations within the open space lots. On a motion by Kimmel, seconded by Kauffman, the Planning Commission voted unanimously to recommend approval of a Waiver of Section 285-34.C(8) contingent upon all required trees being planted.

The Applicant is requesting a Waiver of Section 270-10.D.1 (SWMO) pertaining to runoff curve numbers. The Applicant has requested to use runoff curve numbers that reflect a more accurate representation of the site soil conditions that influence the storm water runoff analysis. The Township Engineer commented that they have no objections to utilizing the appropriate runoff curve numbers that are based on the actual Antecedent Moisture Condition for the site soils as part of the storm water analysis and the design of the storm water management facilities.

The Applicant is requesting a Waiver of Section 270-11.H (SWMO) pertaining to inlet depression. The Ordinance requires that grates of inlets be depressed 2" below the gutter grade. For this higher density development and the numerous individual driveways, the Applicant proposes to utilize slant curb along the interior development streets. The Township Engineer recommends approval of the Waiver conditional upon the following: (a.) For those streets with slant curb, the inlet tops shall be provided to create ½- inch of sump below the finished gutter grade. (b.) For those inlets located along the streets with vertical or straight curb, then the required 2" sump from the gutter grade to the top of grate elevation shall be specified.

The Applicant is requesting a Waiver of Section 270-11.P (SWMO) pertaining to storm sewer perpendicular to street centerline. All storm sewer crossings of streets shall be perpendicular to the street centerline. The Township Engineer commented that as indicated in the request, it appears the inlet placement and pipe alignment was designed to avoid conflicts with driveways and to follow the side-yard property lines between lots. For these reasons and to reduce the need for additional infrastructure, they recommend the approval of the Waiver. Furthermore, they also recommend approval of the Waiver for the proposed Box Culverts based on the justifications and design constraints cited.

On a motion by Kimmel, seconded by Garrett, the Planning Commission voted unanimously to recommend approval of a Waiver of Section 270-10.D.1, a Waiver of Section 270-11.H, and a Waiver of Section 270-11.P contingent upon the Township Engineer's November 21, 2012 comment letter being addressed.

Gwen Newell, representing the Lancaster County Planning Commission, explained that if the Preliminary Plan is approved as presented, the Applicant is vested with the number of lots as indicated. She added that if the cul-de-sac design of Street-E is eliminated, the Township could not alter the number of permitted lots within the development. She recommended that the Applicant be required to submit the alternate design for the Street-E through street to ensure the requirements of the approved Waiver to review the cul-de-sac could be accommodated as discussed this evening. Snyder stated that he would be agreeable to providing the alternate through-street design for Street-E as an exhibit.

The Township Manager inquired whether the Commission would prefer that Street-F be designed as a one-way out, or as a two-way access for the development. The Commission members agreed that the one-way out designation is preferred. The Township Manager clarified that this roadway would be designated as an emergency access point, and in an emergency situation, this access point would be two-way. Snyder stated that the access between Luther Acres and this site is no longer feasible, and a landscape buffer would be provided between the two sites. The Commission is agreeable to overall design of the development as discussed this evening.

CONSIDER THE CONDITIONAL USE APPLICATION FOR TRADITIONS OF AMERICA/BUCKWALTER PROPERTY, PREPARED BY RGS ASSOCIATES, DATED

11/7/2012: Chris Venarchick, representing RGS Associates, stated that he is present this evening to represent the proposal. Nathan Jameson, representing Traditions of America, provided a background of the company for the benefit of those present. He stated that the project would be age-restricted so that 80% of the homes will have a resident at least age 55 or older with no children under the age of 19. He noted that these deed restrictions are within the guidelines of the fair housing act. Venarchick indicated the location of the site and explained that the site would have primary access from West Millport Road. The property currently contains 132 acres, and the proposal includes a plan to subdivide 60 acres from the property for the Traditions of America site. The Traditions of America site is zoned R-2 and would be served by public sewer and public water. The proposal would seek Conditional Use approval under the Age-restricted moderate density development standards within the Zoning Ordinance. The site is adjacent to the Heart of Lancaster Hospital, and is in close proximity to the Shoppes at Kissel Village. Venarchick stated that the road layout is currently conceptual in nature. The plan proposes 248 units with 176 single-family units, and 72 duplex units. The plan would include a community center and pool, along with tennis courts, community green areas, and pedestrian trails. Access to these areas is provided at the entrance along West Millport Road. The plan also proposes stream enhancements along Bachman Run that adjoins the site.

Venarchick stated that the proposed density is 4.1 units per acre. He explained that the impervious coverage would be 45% and noted that the Ordinance would allow up to 60% of impervious coverage. He stated that the Ordinance requires a minimum of 30% open space/parkland; however this figure may be reduced during the Conditional Use process if the ground is held in common ownership, and if approved by the Board of Supervisors. He noted that the proposed open space is 22.5% of the site (13.6 acres) which would be held in common ownership. He added that the roadways would be privately held as well. He noted that the amenities are valued at approximately \$2 million. He detailed the boulevard layout of entryway that is the main access to the site.

Jameson described the proposed architectural designs of the homes within the development and added that an architectural package was submitted to the Township as part of the overall proposal. He added that masonry is included as part of all of the exteriors (brick/stone). He added that the homes would contain between 1,200-3,200 square feet. He provided photos of architectural designs of the homes in other Traditions of America communities.

Venarchick stated that open space includes the stream preservation area which includes open views and direct access to the Bachman Run stream. He explained that since the development is under common ownership, the areas that are not covered by impervious surface, including the areas between the homes, calculate to 56% of the site. The Commission members questioned this

open space calculation. Mark Johnson, representing RGS Associates, clarified that the proposed open space as calculated per the Ordinance is 22.5% and the other figure is a representation of the overall non-impervious surface network. Garrett expressed the opinion that the Township has never considered the space between homes as open space; therefore, this percentage might not be as high as calculated.

Venarchick outlined the proposed pedestrian trail and added that the Ordinance indicates that a trail system can be used in lieu of sidewalk if approved by the Board of Supervisors during the Conditional Use process. The Ordinance requires pedestrian circulation throughout the development. Venarchick noted that the proposal includes a trail connection to the adjacent Heart of Lancaster Hospital site. He explained that the design includes raised vehicular speed tables at key pedestrian crossings. The site proposes approximately 3,000 LF of pedestrian trails and approximately 3,100 LF of sidewalks throughout the community. A Commission member stated that it appears that more sidewalk is needed throughout the development and not simply at designated north/south and east/west locations.

Jameson stated that in 2 of their 15 locations, they have sidewalks; however, the other locations do not include sidewalk. He stated that the pedestrian trails that are proposed provide connections within the development, and also to locations outside of the development. He added that they have communities with private streets, no trails, no sidewalks and no traffic calming. He explained that he discussed the issue with their associations, and reviewed insurance records, dating back to 1999 and there has been no instances involving pedestrians. He noted that he understands the concern over pedestrians walking in the roadway; however, they have attempted to adequately address these concerns, while providing justification of their community design with respect to pedestrian safety. He added that most homes are within 400' of a sidewalk or trail.

Venarchick stated that 2 parking spaces are required for each single-family dwelling. He explained that the homes each have a 2-car garage, with additional parking available for 2 cars in the driveway. He added that 32 additional parking spaces are provided at the community center. He noted that on-street parking would also be provided. Venarchick stated that the Traffic Impact Study confirms that adequate site distance exists at the entrance along West Millport Road. He added that a secondary access to the Heart of Lancaster Hospital site has been discussed throughout the project. He noted that this would involve the vacation of Hess Lane. The Township Manager explained that while the Applicant has indicated that they do not wish to provide access via Hess Lane, an intersection could be created which would eliminate the need to vacate the roadway. Venarchick stated that the Applicant has provided other access options. He explained that one proposal is to vacate only a portion of Hess Lane and not the entire roadway. He noted that the issue has been discussed with hospital representatives and they seem agreeable to the proposal.

Venarchick explained that stormwater management would be addressed via forebays, basins and water quality facilities with grasses and water-tolerant native plants. He addressed the criteria under Conditional Uses for the benefit of those present. Venarchick stated that the Traffic Impact Study included the potential development of the entire 132-acre tract and not just the 60-acre Traditions of America site. He explained that some of the proposed conditions include traffic and stormwater improvements as well as recreation facilities. He explained that traffic improvements include a \$75,000 contribution toward a traffic signal at Peters Road and Highlands Drive if the hospital interconnection occurs. He added that if the interconnection does not occur, then the

contribution increases to \$80,000 to include a left-turn lane along West Millport Road. He stated that stormwater improvements would provide additional provisions to prevent stormwater from flowing over West Millport Road, which exists currently. He noted that in addition to the proposed recreation amenities onsite, an additional \$50,000 recreation obligation would be provided by the Applicant.

The Township Manager explained that the proposal includes a private street system that would be maintained by the Homeowner's Association. He added that the roadways would not meet the Township's standards; therefore, they could not be offered for public dedication in the future. The Commission members expressed concern that these roadways could not be widened, nor accommodate sidewalks in the future, and inquired how the Applicant intends to ensure ongoing maintenance of the roadways. Jameson stated that vacancy rates would not be an issue since the price of any home could be lowered until it sells, since they are fee simple. In addition, they have had proven success with these types of communities. The Township Manager explained that the proposal would include legal recorded documents requiring reserves for long-term maintenance of the community. The Commission briefly discussed the proposal. The Commission members recommended two additional pedestrian access points that would extend east/west. The first would be to the north connecting the hospital trail to the Bachman Run trail, and another system that continues past the tennis courts and connects with the Bachman Run trail. The Commission members acknowledged that some of the areas behind the units could be calculated as part of the open space, which would increase the open space beyond the 30% minimum.

The Chairman inquired whether anyone present wishes to comment on the proposal. No one present indicated their desire to comment on the proposal.

On a motion by Kimmel, seconded by Gazsi, the Commission voted 3-1 to recommend approval of the Conditional Use Application for Traditions of America contingent upon the Applicant addressing the Township Engineer's comment letter, and addressing the Commission's recommendation for an expanded trail system. Kauffman voted against the motion.

UPDATE ON IMPACT 2017: The Township Manager provided a draft of the document for the Commission's review. He noted that a revised draft will be provided for formal action by the Commission next month.