

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES
October 23, 2013

Chairman Thomas Zug convened the October 23, 2013 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, Jane Boyce, John Gazsi, Craig Kimmel, Nathan Flood, and Kenneth Kauffman. Daniel Garrett was absent. In attendance were Township Manager Daniel Zimmerman, Township Engineer Chuck Haley, and Jim Wenger

APPROVAL OF MINUTES: The Commission voted unanimously to approve the minutes of the September 25, 2013 meeting as written.

CONSIDER THE ROCK LITITZ PHASE I FINAL PLAN, PREPARED BY DERCK & EDSON ASSOCIATES, DATED 10/2/2013: Jim Wenger, representing Derck & Edson, explained that Phase I of the plan would be accessed through Ellen Drive. He stated that the set-up building is proposed as part of this phase and noted that it would be located behind the Clair Global site. He explained that parking for the set-up building would be located to the north of the building, and truck parking and loading is proposed on the south side of the building. He explained that this phase would also include a circulation drive leading to Toll Gate Drive. He noted that Phase 1A would be the Clair building, and Phase 1B would be the Atomic building, and added that these buildings are not proposed as part of the plan being presented this evening.

Wenger explained that rain gardens are proposed as part of the stormwater management facilities on the west and southwest corner of the site. He stated that public sewer would be extended from the Wynfield Business Center, and public water would be extended from Toll Gate Road. He added that he is no problems with addressing the Township Engineer's comment letter dated October 16, 2013.

The Township Engineer explained that the plan also includes an evergreen buffer along the adjoining residential area to the south of the site, including an 8' berm. The landscaping buffer along West Newport Road would not include a berm. The riparian buffer along the Santo Domingo stream is also part of this phase of the development. Wenger noted that the residential buffer has a 100' gap due to the PPL right-of-way.

On a motion by Kimmel, seconded by Gazsi, the Planning Commission voted unanimously to recommend approval of the Rock Lititz Phase I Final Plan contingent upon the Township Engineer's comments being addressed.

CONSIDER SEWER MODULE SUBMITTAL FOR LITITZ LAND TRUST, PHASE II: The Commission reviewed the sewer module submittal. The Township Manager explained that Phase I is under construction and added that Phase II is the 3.8 acres on the west side of Highlands Drive that is proposed for apartment buildings. He added that public sewer would be provided by a gravity system. On a motion by Gazsi, seconded by Kauffman, the Commission voted unanimously to approve the sewer module submittal for Lititz Land Trust, Phase II.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager