

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES
February 26, 2014

Acting Chairman Thomas Zug convened the February 26, 2014 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 Kenneth Eshleman. In attendance were Township Manager Daniel Zimmerman, Joel Snyder, Tom Matteson, Gary Myer, Mike Garman, Meryl Reist Gibbel, Dean Ziegler, Meryl Gibbel and Nathan Jameson. Gary P. Klinger of the Lititz Record Express represented the press.

ELECTION OF OFFICERS FOR 2014: Acting Chairman Thomas Zug opened the floor to nominations for Chairman of the Planning Commission. On a motion by Garrett, seconded by Kimmel, the Commission voted unanimously to nominate and re-elect Thomas Zug as Chairman of the Planning Commission, Jane Boyce as Vice-Chairwoman of the Planning Commission, and Daniel Zimmerman as Secretary of the Planning Commission.

Chairman Zug convened the meeting for the remainder of the evening.

APPROVAL OF MINUTES: The Commission voted unanimously to approve the minutes of the December 19, 2013 meeting as written.

CONSIDER THE FINAL LAND DEVELOPMENT PLAN FOR THE ZIEGLER BARN AT NEWPORT SQUARE, PREPARED BY RGS ASSOCIATES, DATED 10/25/2013: Chris Venarchick, representing RGS Associates, explained that the Commission reviewed the proposal as part of its Conditional Use review. He stated that public comment on the Conditional Use hearing has been closed; therefore, he is presenting the proposal as a Final Land Development Plan. He provided a background on the project. The project is located within the R-2 zone and is identified as Lot 173B of the Newport Square plan. He explained that shared parking for the project is located on 173A, and 14 spaces (of the total 28 parking spaces) are calculated for this project. Venarchick stated that there is a recorded agreement for this shared parking area. Shared parking is also available on Lot 35 and Lot 174. The site is approximately 1 acre and would be served by public water and public sewer. The existing basin will be modified slightly to accommodate the additional stormwater from this proposal. The proposal includes 123 parking spaces, which includes the shared parking areas. The access along East Newport Road to this site would be right-in / right-out and would accommodate tractor trailers in order to eliminate access through Creekside Lane for these types of deliveries. Larger tractor trailers would use the Green Hills Farm Grocer site along East Newport Road, if needed, and partial deliveries would be provided from this location.

The traffic study that was submitted for this site supports the right-in / right-out. This proposed use would generate less traffic than was originally anticipated for the overall development. Venarchick explained that the website and invitations for the facility would ensure an East Newport Road address and encouraging use of the right-in / right-out. He noted that this type of traffic might also use Creekside Lane, and there is an existing access easement to use the roadway.

The existing barn currently contains 7,300 square feet, and an addition of 6,500 square feet is proposed. The Township Manager explained that the Conditional Use was continued through two meetings, and the decision is currently being drafted. He noted that approximately 18 conditions are part of the decision.

The Applicant is requesting a modification of Section 270-11.C of the Stormwater Management Ordinance pertaining to inlets. The Applicant's consultant is requesting the use of RC34 inlets in lieu of the new RC45 inlets due to the existing inlets used within the facility that will be replaced and/or modified.

The Applicant is requesting a modification of Section 285-7.C pertaining to Preliminary Plan. The Applicant is requesting to submit the plan as a "Preliminary/Final Plan" based on the limited scope of work involved, and that the plan is concurrently being reviewed as a "Conditional Use".

On a motion by Kimmel, seconded by Garrett, the Planning Commission voted unanimously to recommend approval of a modification of Section 270-11.c and Section 285-7.C contingent upon the Township Engineer's comments being addressed.

On a motion by Kauffman, seconded by Boyce, the Planning Commission voted unanimously to recommend approval of the Final Land Development Plan for Ziegler Barn at Newport Square.

CONSIDER THE LOT ADD-ON PLAN FOR SENSENIG-NOLT, PREPARED BY DIEHM & SONS, DATED 12/18/2013: Tom Matteson, representing Diehm & Sons, explained that the affected property is divided by the municipal boundary between Warwick Township and Elizabeth Township. In addition, the Hammer Creek flows through the property. He explained that the Sensenigs and Nolts jointly purchased an approximate 21.84 acre property with the intent to subdivide the tract between the two properties. An approximate 11.75 tract would be added to the Nolt property, and an approximate 10.09 tract would be added to the Sensenig property. On a motion by Garrett, seconded by Kimmel, the Planning Commission voted unanimously to recommend approval of the Lot Add-on Plan for Sensenig-Nolt contingent upon the Township Engineer's comments being addressed.

CONSIDER THE FINAL SUBDIVISION PLAN FOR TRADITIONS OF AMERICA PHASE 2, PREPARED BY RGS ASSOCIATES, DATED 2/7/2014: Chris Venarchick, representing RGS Associates, explained that the property contains approximately 60 acres which would be developed in four phases. He noted that Phase 1 is currently under construction. Phase 2 of the project consists of 53 total units comprised of 45 single-family units and 8 duplex units. Venarchick explained that the density and open space is consistent with the Preliminary Plan. The construction work along West Millport Road, which includes the turning lane into the development, will occur as part of Phase 1. In addition, the Hess Lane vacating was finalized when the Final Plan for Phase 1 was recorded. Phase 2 of the project will continue the main trail through the development. The storm water management for this phase is part of the construction of Phase 1.

The Township Manager explained that Township staff meets monthly with Traditions of America staff and their contractor. In addition, staff met with representatives of the hospital and they are agreeable with the process of the project.

Garrett stated that with the current winter weather he is concerned how residents of the development will be able to walk throughout the development without sidewalks. He expressed concern that residents will be walking in the street with snow and ice conditions. He inquired whether the trails will be plowed. Nathan Jameson, representing Traditions of America, stated they do not typically plow the trails. He agreed that this year has been worse with winter weather. He noted that there are areas of sidewalk within the development. Boyce inquired whether parking is permitted within the development. Jameson explained that if a resident has a guest, they might park overnight in the street, and by Ordinance this would be permitted, however, they generally do not allow overnight parking in the street.

The Zoning Officer explained that the trail was permitted in lieu of sidewalk along the perimeter of the site. Therefore, the trail acts as a sidewalk system, and the Applicant should address maintenance of the trail system. Jameson stated that the trail system is a supplement to the sidewalk. The Commission members disagreed, and the Chairman explained that portions of the trail were constructed as part of the pedestrian circulation and substituted parts of the sidewalk. Gazsi explained that the adjoining Heart of Hospital has maintained their walking trail system, and the Highlands at Warwick development, where the trails are also in lieu of sidewalk, has maintained their walking trail system. The Commission members agreed that the trail system is intended as part of the sidewalk system, and connections with the sidewalk system were discussed. Jameson expressed concern over the cost to plow the trail system. He maintained that the trail system is in addition to the proposed sidewalk. The Chairman explained that sidewalk would have been required along West Millport Road; however, the Commission allowed a trail in this area, therefore, he would expect this area to be plowed. He recommended that the issue be a condition as part of their plan recommendation. Venarchick stated that Phase 1 is approved and he expressed concern that the Homeowner's Association will have to deal with this new issue. On a motion by Kimmel, seconded by Kauffman, the Planning Commission voted unanimously to recommend approval of the Final Plan for Traditions of America, Phase 2, contingent upon a requirement that the walking trails be plowed and maintained as well as the sidewalk.

DISCUSS THE FINAL SUBDIVISION PLAN FOR LITITZ RESERVE-PHASE 2, PREPARED BY RGS ASSOCIATES, DATED

2/7/2014: Joel Snyder, representing RGS Associates, explained that he is present to request a deferral of the construction of Street F (Azalea Way). He explained that the roadway is a one-way street to exit the development. He stated that during the Preliminary Plan review, they discussed that this roadway would be constructed as part of Phase 2. He explained that they could construct the roadway as part of another phase. Snyder stated that they would like time to consider an alternative access point for the development. The Commission members inquired which phase is intended for the roadway construction. The Township Manager explained that the Ordinance requires a second access for 50 units, and the project would reach the threshold as part of Phase 3. The Commission members are agreeable to deferring the roadway construction of Street F to Phase 3 of the development contingent upon a temporary emergency access being provided.

REVIEW OF THE FINAL RECOMMENDATIONS ON THE PROPOSED STORM WATER MANAGEMENT ORDINANCE:

The Township Manager provided a summary of the changes to the document. He explained that the Ordinance has been updated based on the Model Ordinance provided by Lancaster County and approved by DEP. He added that the document would include the exemption criteria. A separate small project criteria for projects up to 2,500 square feet adopted by Resolution. The Ordinance requires that all new residential subdivisions with lots of 15,000 square feet or less will require storm water facilities to be designed for maximum impervious coverage. An alternative process that includes criteria to address additional impervious coverage on agricultural land has been added as well. The Township Manager explained that the Ordinance will provide information regarding the maintenance of BMP facilities. He added that Township staff will need to track lot coverage on existing lots.

Meryl Gibbel stated that she and her husband are planning on constructing a home and the construction will be impacted by the storm water management regulations. She explained that the home and driveway will exceed the 2,500 square foot criteria and she is in attendance to hear the recommendations of the Ordinance. The Township Manager explained that the Ordinance does not include a provision for new home construction. Gibbel explained that the storm water regulations will add \$8,000-\$10,000 to the home construction cost to address storm water regulations.

Mike Garman stated that he builds in Warwick Township and the costs to implement the storm water regulations can be up to \$15,000 per lot. The Township Manager explained that new home construction was not included since there is no basis on the impact to meet the regulations.

The Commission members are agreeable to the Ordinance changes as discussed and would cap the small project criteria for projects up to 2,500 square feet rather than 5,000 square feet as previously discussed. They also recommend new home construction to be added to the proposed Ordinance.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 8:32 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager