

## **WARWICK TOWNSHIP PLANNING COMMISSION**

**AUGUST 26, 2015**

Thomas Zug, Chairman, convened the August 26, 2015 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Jane Windlebleck, John Gazsi, Craig Kimmel, Daniel Garrett, and Kenneth Kauffman. Also present were Daniel Zimmerman Township Manager, Rick Warfel 20 Hershey Lane, Lancaster, Jerry Shultz 252 Willow Valley Drive, Lancaster, Nathan Jameson representing Traditions of America, Chris Venarchick and Rob Gabriel representing RGS Associates, Gwen Newell representing LCPC, Jak a resident of the Township, Bill Kendall a resident of the Township, Whit Buckwalter and Reid Buckwalter representing BFLP. Absent was Commissioner Marcello Medini.

**APPROVAL OF MINUTES:** With no additions or corrections to the June 24, 2015 or July 22, 2015 meeting minutes they stand approved.

**CONSIDER THE GOCHNAUER LOT ADD-ON PLAN, PREPARED BY GABRIEL & ASSOCIATES:** Rob Gabriel is here tonight to represent the Gochnauer's. The Gochnauer's reside at 519 Hackman Road. The property is zoned Rural Estate Residential. The Gochnauer's own a nonconforming lot and would like to add on enough land from the flag lot that is behind them to make one acre.

Gabriel stated everything has been completed from the ELA letter dated August 19, 2015 except for the dedication documents.

Zimmerman stated the rear lot from which the land is being taken from to create the one acre lot, has on-site septic and is now the replacement field. It has been brought up to standards to make sure it could provide for a secondary replacement field before the Township allowed a transfer of the other land to the front lot. Zimmerman stated both lots were made as conforming as possible.

On a motion by Garrett, seconded by Gazsi, the Commission recommended approval of the Gochnauer Lot Add-on Plan prepared by Gabriel & Associates.

**DISCUSSION ON THE SKETCH PLAN, SUBMITTED BY TOA, PREPARED BY RGS ASSOCIATES, DATED 8-17-2015:** Nathan Jameson is here tonight representing TOA. Jameson wanted to address the rezoning issue. The land being referenced to is at the northern end of the property which consists of 22 acres. The existing 60 acres was previously rezoned from R1 to R2 and developed under a conditional use for 55+ active adult housing. Jameson gave the following explanations as to why this tract should be rezoned. Jameson stated traffic infrastructure is a big reason why zoning this piece of land to R2 makes sense. With all the improvements that have been made at active intersections and heavily traveled roads in the Township have all contributed to handling the high density of traffic.

He feels looking from a consistency standpoint moving from a more dense to a less dense zone makes sense.

In terms of infrastructure,  $\frac{3}{4}$  of the plan property has been developed. The sewer and water lines are already in place with the capacity to handle additional development in the area. 73% of what has been made available for sale has been purchased. 66% of buyers have come from within 10 miles. Another 20% are moving from somewhere else in Pennsylvania. 14% are from out of state. Jameson states the development has been a success thus far and expects it to continue to be a success based on the demand levels and interest.

From a monetary standpoint Jameson stated when he met with the Planning Commission a few years ago he told the Commission the homes would sell for an average of \$350,000.00. At that time there were 244 homes. It was projected the 10 year tax revenue to the Township would be approximately one million dollars. Today an average selling price is now \$400,000.00 and with the expected additional 88 homes the tax revenue would increase to 1.4 million to the Township over ten years. The county millage would amount to approximately 4 million over ten years to the Township and would provide approximately 21.5 million to the school district.

Chris Venarcheck, representing RGS Associates, is here to discuss the sketch plan for the northern portion of what was the Buckwalter property. Venarcheck stated the plan is to complement the existing lower 60 acres but to give it its own identity. The site would have its own focal entrance off of W. Woods Drive utilizing the existing Hess Lane. There would be a continued use of the existing private street system. 88 units are currently being proposed. 24 of the units would be duplexes and 64 of the units would be single family. If the process were successful for rezoning there would need to be a conditional use process for the age restricted 55+ community. The minimum open space is 30% and right now the plan is showing 33-34%.

A pre-engineering study was done of this area due to the topography of the land. Venarcheck stated they are going to try to avoid the use of retaining walls. They are also trying to avoid site disturbance. Heavy planting with trees and shrubs will be done and also some type of barrier will be placed for vehicular safety. A Commissioner inquired if there was a balance between cut and fill. Venarcheck stated there is more cut than fill at this time. Some different methods have been discussed in an effort to get this number more balanced.

A Community Center is planned as well as a continuation of the walking trail.

Jameson stated he had some questions regarding the existing farmhouse. It is his understanding that it is the Township's desire for this building to remain. However, Jameson stated something nicer could be built of the same dimension for less money than renovating the farmhouse. Jameson would like some feedback on this issue.

Zimmerman stated he has been having monthly meetings on the TOA project. They have come upon a number of challenges during the process and the Township has been very involved throughout.

Zimmerman wanted to review some questions and comments the Township staff had regarding this sketch plan. The Township initially zoned this tract R2. Zimmerman questioned what would be the net gain zoning to R1. Zimmerman stated if the development was to have access from W. Woods Drive, an updated traffic study of W. Woods Drive would need to be completed. Curbing along W. Woods Drive should be considered as part of the streetscape.

The historic home was identified in the original rezoning process as being ineligible. It is both a Class 1 and 2 structure. Zimmerman stated if there was the potential for restoration of the farmhouse it should be considered. Windlebleck inquired what is the difference between the number of classes. Zimmerman explained that historic inventory consists of classes 1, 2 and 3 with 1 being the most eligible and could be considered for federal historic registration. Grading is based on the condition of the structure, its historic significance, and other criteria that is considered when they are doing the inventory. Nathan Jameson didn't see the point in restoring the farmhouse if there is not much of the original value still present. Zimmerman replied all the Township is asking for is an evaluation as to if the structure is something that can still be used.

As for the water and sewer allocation, Zimmerman stated the Township has enough water and sewer for what the zoning map shows. There is enough capacity to serve the areas designated for growth. However if this capacity is spent it is then being taken from somewhere else. Without an improvement to the sewer plant there is no other place to obtain additional water. This is an area that would need to be looked at more closely.

Zimmerman stated he liked the idea of the re-use of Hess Lane as indicated by Venarcheck. Zug inquired what the current status is of the section that is left of Hess Lane. Zimmerman stated it is a private lane. It was completely vacated with the exception of 450 feet on the side of Millport Road in order to service two lots that are public recorded lots and had to have public access. The Heart of Lancaster Hospital, TOA, and the Buckwalter family all agreed to vacate this portion of Hess Lane.

Sidewalks are shown for Street A but not for Street B and to keep with the continuity sidewalks should also be located on Street B.

Zimmerman stated the intersection should follow the same design as the ones that are in place now. There should also be clearly noted pedestrian access areas to motorists.

The Township would like to know how the storm water facilities will tie into the adjacent system. Zimmerman stated it is a challenge to retrofit storm water systems in larger developments as far as timing and when they are turned over to the HOA how are they then maintained.

Zimmerman advised the Commission they should consider if there is the market for more 55 and over housing developments in light of established housing developments such as Lititz Reserve and future developments such as the Moravian Manor project.

Zimmerman advised it might be sensible to wait until phase 1 & 2 of TOA are completed including the streetscape and club house to see how the HOA functions before considering this new project.

Zimmerman stated typically rezoning is considered during the strategic plan update which is done every five years. Renewal of this plan will be in 2017.

Zug stated based on the above questions and comments from the Township staff he is not sure the Commission is ready to take any action on the sketch plan at this time. Zimmerman stated the plan was to present this to the Commission and get their feedback. Now that the option of a Conservation Cluster Plan is a possibility this gives an alternative to what type of housing can

be proposed. A Commissioner inquired if any thought had been given to a Cluster Plan. Jameson stated it had not. It would have to be evaluated for its feasibility.

Windlebleck inquired if the clubhouse would be handle the 88 extra families. Jameson stated the current clubhouse was intentionally sized to handle more than the industry standard so the extra families would not be an issue. The community building for this development would not be of the size and scope of the current clubhouse but would create another space for people to go to and would offer different uses than the current clubhouse. A Commissioner stated if the clubhouse were to be treated as a second destination alternative to the current clubhouse there needs to be more parking than is indicated to go with it.

A Commissioner brought up that he would like to see more continuity between the existing and the new development so it flows from one to the other. Another Commissioner stated he agrees explaining how he feels it should look different to give it a different ambiance.

Zimmerman stated this project will be presented to the Board of Supervisors to obtain their feedback as well.

**GUEST RECOGNITION:** Rick Warfel, representing Shultz Transportation Company, is here to discuss the property at 1265 Newport Road. Warfel stated that this property borders their existing property from which their company Shultz Transportation operates out of. This property was going up for public auction and Shultz was looking for additional land for parking of their busses. Shultz Transportation purchased this property contingent on a parking lot being able to be added to the back of the property. The plans are to keep the existing house the same with the possibility of the adding a fence behind the house. The parking lot itself would consist of stone. Warfel is asking at this time if the Commission feels this plan is a possibility before they purchase the property.

Zimmerman stated this is a nonconforming use. The property is zoned R2. The business was grandfathered in as it was an existing business. The only way they would be able to expand with a nonconforming use is to go through a zoning request for expansion. To expand from a nonconforming use onto another tract they would need to do a zoning variance. Zimmerman stated feedback from the surrounding community should be obtained to see if this would be well received or not. Also, it would need to be determined if by variance they would be allowed to expand on to an adjacent lot and with all the storm water requirements is it worthwhile monetarily. Warfel stated the number of busses would not be increased it would just decrease the crowding of parking the busses on the existing property. Warfel stated he has not been in touch with any nearby property owners as of yet. It was the consensus of the Commission that it would be tough for the Zoning Hearing Board to grant a variance if there are neighbors who are against the project. Shultz currently has approximately 30 busses and approximately 40 vans.

The Commission recommended to Warfel the first step would be to have a conversation with the neighbors and gauge their reaction to this project. Zimmerman stated he would present this to the Board of Supervisors at their next meeting September 2, 2015.

**DISCUSSION ON THE CLUSTER DEVELOPMENT OPTION:** Zimmerman stated he asked Brandywine to provide the Commission with a memo outlining the major changes that were discussed from the previous Commission meeting in the beginning of August. The current

proposal is to allow for no higher density than the current zoning and allows for flexibility in housing prototype- single, duplex, and multifamily.

The Conservation Cluster would provide a minimum of 40% but no more than 50% of open space. The option is given to apply this to the R2 Zone as well. If applied to the R2 Zone there would be a minimum of 30% but no more than 40% of open space due to the fact that it is a higher density.

Brandywine gave several options on how this land could be maintained. Specific criteria are outlined as to what the Township values as open space and restricts what this open space can consist of. Zimmerman stated there is a wide variety of ownership for the open space so it gives the option the Township could take over of an HOA Association. An open space management plan is required. This is to ensure that the land is taken care of.

With this new proposal the lot sizes would be adjusted. The current Ordinance does not allow for this. Zimmerman feels this conforms to the new housing market of lower maintenance properties.

Zimmerman stated in addition to the three lots that were discussed previously as potential candidates for a Conservation Cluster Development, Brandywine thought the Township had more possibilities that could be considered. Zimmerman stated some tracts will be used as test sites so the Board will be able to determine if the concept works and to see if the Ordinance works like it should.

Zimmerman stated he will give the Commission a map of the R1 and R2 available tracts and this will be discussed more at the October Planning Commission meeting.

The Conservation Cluster Development Option is on the Board of Supervisors agenda to be discussed at their next meeting on September 2, 2015.

Zimmerman stated the Township received a petition from the Fyock Farm to preserve the tract. This was presented to the Board of Supervisors who gave their approval and will move forward with the process.

Zimmerman, the council and the Board of Supervisors have agreed to consider sponsoring a CFA Grant to have Sixth Street extended both from the east section and the west section from Moravian Manor and Lititz Reserve. If Sixth Street gets extended there is approximately five acres of land zoned either Industrial or R1 that Lititz Reserve would want changed to R2 to match the rest of the development.

**ADJOURNMENT:** With no other business to come before the Commission the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Daniel L. Zimmerman,  
Township Manager