

WARWICK TOWNSHIP PLANNING COMMISSION

November 24, 2015

Jane Windlebleck, Vice-Chairwoman, convened the November 24, 2015 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners John Gazsi, Craig Kimmel, Kenneth Eshleman, and Marcello Medini. Also present were Kevin Varner representing Diehm & Sons, Nathan Jameson representing Traditions of America, Reid Buckwalter and Whit Buckwalter representing BFLP, Mike Garman, Chris Venarchick representing RGS, Mike Fyock 1101 Orchard Road, Lititz, Chuck Haley, and Gwen Newell representing the Lancaster County Planning Commission. Absent were Commissioners Thomas Zug, Kenneth Kauffman and Daniel Garrett.

APPROVAL OF MINUTES: The meeting minutes from October 28, 2015 had an error in stating Marcello Medini was absent at the last meeting when he was in attendance. With this change noted the meeting minutes were approved.

CONSIDER THE GARDELL LLC FINAL SUBDIVISION PLAN, PROPOSED BY DIEHM & SONS, DATED OCTOBER 20, 2015: Kevin Varner was present to discuss the plan. The site is located on the north side of Orchard Road. It is approximately 1.4 acres and has public sewer and water. Currently located on the tract are an existing house, barn, and driveway. The tract is zoned R-1 residential. The proposed plan is to remove the existing barn and driveway and subdivide the tract into four lots with each piece being slightly over 15,000 square feet in size.

Soil tests done for storm water management showed it is excellent soil for infiltration with a shale base dirt with fragments. Storm water management will include the removal of the existing pervious barn and driveway. Plans are for the existing house on the property to be renovated. Varner stated the Township's Ordinance requires zoning coverage for storm water at 15,000 square feet. This tract is slightly over this amount so each lot will get approximately 34% coverage.

After reviewing the letter from ELA the soil amendments will be removed with the anticipation of putting another infiltration facility for the existing house that deals more with the volume requirements the new ordinance stipulates.

A Commissioner inquired if the swale on Orchard Road had a pipe that runs under the driveways or if water will run over the driveways. Varner stated it is an over the driveway swale. The existing grass shoulder is wide along this area. A gutter evaluation and each driveway will be assessed individually.

Zimmerman inquired if there is a possibility for the requirement of retainer walls. Varner stated at the present time there does not appear to be this need.

Varner stated there are no problems with site distance for any of the driveways other than some trees may need to be removed.

Varner stated there are some waiver requests from the ELA letter he would like to address. One is improvement to existing streets and curbs. Varner explained since there is no curbing in this area the proposal is in lieu of these improvements to set up a fee instead. A cost estimate was provided. The second request is a deferral of placing sidewalks as there are no sidewalks currently in the area. The third request is in relation to storm water. For the infiltration facility the Ordinance requires a 30 foot separation. It is requested that this be changed to 20 feet.

Consideration was taken in regards to the proximity to the houses and the basements. The bottom of the facility for storm water is approximately 1 foot lower than the basement floors and is placed with a down grade of the houses. There was a comment from the ELA letter regarding water seeping out of the bank. This can be addressed by placing in a permeable liner to make sure there is downward movement of the water. Varner stated the builder anticipates using Superior Walls in order to waterproof the basement walls. He stated in reference to storm water infiltration depths to basement depths will be provided to ELA as well as the Township. The last waiver request is in regards to the grass area behind the lots. Rather than taking all the water into one swale and dumping it over a steep bank instead it would be brought down between each lot. The review letter is requesting an easement of some type. Varner inquired if the 20 foot width required could be reduced. Varner is asking if the Planning Commission would allow this to be worked out with the staff.

On a motion by Gazsi, seconded by Kimmel, the Commission voted unanimously to accept the waiver requests as outlined in the ELA letter.

On a motion by Kimmel, seconded by Medini, the Commission voted unanimously for approval of the Subdivision Plan as noted in the ELA Letter dated November 16, 2015.

CONSIDER THE PETITION TO REZONE BUCKWALTER TRACT FROM R-1 TO R-2, AG R-2: Chris Venarchick from RGS Associates was present to review the plan along with Nathan Jameson from TOA, and Reid and Whit Buckwalter as the property owners. Venarchick gave a brief review of the project. The tract is approximately 24 acres which includes 23 acres zoned R-1 and the single residence located on the property is zoned agriculture. The layout presented tonight includes 91 homes with a gathering building. It is less dense compared to the already developed tract and offers more space.

Venarchick supplied some reasons why the natural extension of the R-2 Zone fits into the context of the Township including utilities, accessibility with infrastructure, traffic network and the proposed community that would be extending into this area.

Jameson stated in August when the sketch was first presented to the Planning Commission and the Board there were a number of comments made that have since been taken into consideration. Jameson pointed out the sketch is not a fully engineered plan. However, if the rezoning is granted a similar sketch would be developed.

Jameson stated the possibility of developing these 23 acres was first thought about approximately three years ago. The land owners wanted to see the quality of the work done by Traditions before a final decision was made. In addition, the Township had recommended before going ahead with the project to see the results of the already developed tract. Jameson said a number of factors went into the decision of moving forward. When the previous tract of land was closed a declaration was created at that time for the planned community and included these 23 acres as land that could be incorporated into the Association at a later date. Timing was also a factor as Traditions wanted the model homes to be open and to get through the first wave of homeowners.

Jameson discussed access points to the property. Access was changed to one access point on Woods Drive. Jameson stated one option to consider is to reopen Hess Road and use it as a private drive to the community.

Plans for the tract include the riparian buffer will be extended along the walking trail and along Bachman Run as requested by the Township. The community would be comprised of single family homes along West Woods Drive with twin homes in the interior. Jameson stated the existing farmhouse was shown to be used as the community building in the original sketch. After an evaluation of the farmhouse it was determined it could not be used due to the layout, the maintenance that would need to be done due to the age of the building and the cost that would be required for the upkeep. In addition, the farmhouse is situated at a low point in the community and does not lend itself to something everyone could use. There is an existing ranch house centrally located at a high point and this location would be better suited for the entire community to enjoy. The architect was asked if certain elements could be incorporated from the farmhouse to the clubhouse such as the possibility of using some of the date stones from the farmhouse.

Jameson then reviewed some of the reasons for moving forward with the project at this time. One is there is a demand for such a community. Jameson stated there are 4,500 people in the data base just from the Lititz area who are potential customers. The location is also a key as it has walking trails and is close to shopping areas. In addition, transportation infrastructure has either already been completed or will be funded including the placement of a traffic light, the widening along Millport Road and the 501 road improvements. A traffic study was done that shows what the traffic impact would be on these 23 acres. Under the proposed use less traffic would be generated with fewer daily trips and there would be no significant impact at the peak times.

Jameson also explained there would be a positive impact to the net revenue for the Municipal Authority and with taxes to the school district and the Township.

Jameson feels the management of the current 60 acres combined with the proposed 24 acres would be able to be managed under one Association. This would include the community building, the tennis court, the pickle ball court, the fire pits, the trails and the roads.

Tonight Jameson is asking for a recommendation from the Planning Commission to rezone the property from Agricultural and R-1 to R-2, a public hearing and a vote, and amendment to the Conditional Use. Should rezoning be granted some conditions proposed by Traditions were given to the Commission to be reviewed. An amended Land Development Plan was also provided for review and comment by the Planning Commission and the Board of Supervisors. If approved construction would likely begin in the spring of 2017.

A Commission Member inquired of Zimmerman how much more unit capacity does this proposed new zone allow compared to what it is currently zoned and how would this impact the regional sewer system. Zimmerman responded by stating it is less dense than the R-2 Zone but slightly above average R-1 Zoning. Rezoning would allow approximately 38 more units and sewer usage would balance out between the two zones.

Kimmel stated the connecting of Hess Lane into the existing development would create more flow in the overall community. Venarchick stated if this connection were to be done it would affect the traffic impact at the intersection of Hess Lane and Woods Drive with more traffic cutting through the development. Zimmerman stated Traditions will be tying into the hospital boulevard which will be a signalized intersection. A discussion ensued as to the pros and cons of reopening Hess Lane. Zimmerman stated an updated traffic study would need to be done in order to analyze what the distribution is going to be before any decision is made.

Windlebleck inquired if the use of retaining walls would still be needed as was discussed previously. At this time Vernachick cannot answer due to the plan not being fully engineered.

Kimmel inquired what the slope is from garage to garage. Venarchick stated the slope would not be more than four to six percent.

Zimmerman stated there was an issue brought to his attention recently regarding the farmhouse. It is possible the farmhouse may have some history dating back to the Revolutionary War. If this information is verified Zimmerman would like to have consideration given to saving it. However, if the farmhouse is kept It should not be a burden of the HOA to be in charge of the maintenance or upkeep that would be required. This could be accomplished by creating a subdivision within the tract. Consideration can also be given to finding an entity willing to be responsible for the farmhouse. Jameson replied these suggestions are acknowledged however he does see some potential problems with having another use for the farmhouse. One issue is there would have to be access through a private street system for a commercial business. Another issue would be the responsibility for the potential business owner and the "tenants. The Commission Members were in agreement that if there is a significant past history with the farmhouse then every effort should be made to preserve it. Jameson stated if the Township wanted the farmhouse due to its heritage and would want it kept in the Township something could be worked out between Traditions and the Township.


Jameson thanked the Commission for the comments made and will be taken into consideration.

Gazsi inquired how the Township would protect itself if the project would not be completed. Zimmerman stated an agreement could be executed with stipulated conditions and a commitment on paper for a sales agreement.

A motion for a favorable review was given by Kimmel, seconded by Medini, with the Commission unanimously approved with Windlebleck abstaining.

With no other business to come before the Commission, the meeting was adjourned at 8:23 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D. L. Zimmerman', followed by a horizontal line.

Daniel L. Zimmerman