

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
Warwick Township Municipal Office**

September 28, 2016

Thomas Zug, Chairman, convened the September 28, 2016 meeting of the Warwick Township Planning Commission at 7:00 p.m. In attendance were Commissioners Jane Windlebleck, John Gazsi, Daniel Garrett, Marcello Medini, and Robert Kornman. Absent were Commissioners Craig Kimmel and Kenneth Kauffman. Also in attendance were Daniel L. Zimmerman, Township Manager; Mark Hackenburg representing RGS Associates; Dan Cicala, representing Lititz Land Trust; and John Diehm representing Diehm & Sons.

CALL TO ORDER: Thomas Zug, Chairman.

APPROVAL OF MINUTES: The minutes from the August 24, 2016 were approved as submitted.

CONSIDER THE UNITED ZION RETIREMENT COMMUNITY FINAL LAND DEVELOPMENT PLAN, PROPOSED BY RGS ASSOCIATES, DATED 8/2/2016: Mark Hackenberg from RGS Associates, who is representing United Zion, was present to review the plan. Hackenberg explained the project went through a Conditional Use Approval by the Board of Supervisors. This was done to conform with today's zoning standards with the use evolving from a nursing home into what the Township Ordinance defines as a Continuing Care Retirement Community.

The proposal is for 10,980 square feet of building addition. Hackenberg then reviewed the renovations and additions that are to be made to the structure. There have been some modifications to the size of the additions since this plan was first presented to the Commission thereby reducing the total square footage.

Hackenberg is requesting the following waivers for this project: 1. To submit the project as a Final Plan. 2. To allow a building expansion within 30 feet from the cartway due to existing buildings located less than 30 feet from the edge of the cartway. 3. To submit a Traffic Impact Study as there is an expected increase of less than one car per day.

Hackenberg stated there are no issues with the conditions stated in the ELA letter dated September 20, 2016.

One issue that has come up in conversations with Zimmerman and Kauffman of the Municipal Authority was in regards to fire suppression. Hackenberg stated United Zion is in the process of looking up the historic information in order to find more details related to the fire suppression tanks and pump system.

An approval letter was received today from the Lancaster County Conservation District and the Planning Module request was submitted to DEP.

Kornman noted that with the expansion there are two detention areas. He inquired whether consideration was given to any underground storage or to expanding the large basin on the south end to provide storage that would give more usable land area or green space. Hackenberg stated the south basin was looked at however the south basin did not have the water quality capacity to meet with today's regulations. Conversion of this basin would have required more excavation thereby increasing the cost. Two rain gardens will be the primary means of detention and stormwater control.

On a motion by Gazsi, seconded by Windlebleck, the Commission unanimously approved the United Zion Retirement Community Final Land Development Plan, proposed by RGS Associates, dated 8/2/2011.

On a motion by Garrett, seconded by Windlebleck, the Commission unanimously recommended conditional approval of the plan with the addition of the fire system condition.

CONSIDER THE DANIEL STOLTZFUS REVISED FINAL PLAN, PREPARED BY DIEHM & SONS, DATED 8/2/2016: John Diehm representing Diehm & Sons was present to review the plan. Stoltzfus owns two lots located along Newport Road. He would like to make these lots into one lot with the purpose of building a horse barn along the back property line between the two lots and he needs more space to meet the setback requirements.

Zimmerman stated one comment from the Township was with the second driveway. Since Newport Road is a state highway an HOP would be required. Diehm stated PennDOT was unable to find any previous HOP's. Diehm stated he has had conversations with Stoltzfus and is waiting to find out how he will remedy the driveway issue with either a shared driveway access agreement or removing some of the asphalt and planting grass. Stoltzfus has indicated he would like to keep the driveway for access to the barn. Zimmerman stated the Township cannot approve two driveways that are not permitted. Zimmerman did state that before a new driveway is constructed sight distance should be considered from the existing driveway and the potential placement of a new driveway to determine which is better. Zug stated if there is adequate sight distance at the main driveway that serves his house this driveway could be connected when the horse barn is built and eliminate one driveway.

On a motion by Kornman, seconded by Medini, the Commission unanimously approved the Daniel Stoltzfus Revised Final Plan, prepared by Diehm & Sons, dated 8/2/2016 with the condition that there may only be one driveway.

CONSIDER THE LITITZ LAND TRUST APARTMENTS SKETCH PLAN, DATED 9/6/2016: Dan Cicala, owner of the site, was present to review the plan. Cicala contracted to buy the site in 2004 and closed on it in 2006. The tract is split by Highlands Drive and there is a small section of the site that is located in Lititz Borough. Preliminary and Conditional Approval for over 55 housing for two apartment buildings was obtained back in 2012. Zimmerman explained that Cicala came to him stating he would like to move forward with the project however he felt it didn't make sense for over 55 housing with the current saturation level and wanted to know ways in which the project can be amended.

There are four issues with the plan which include the density of the site, parking, building height, and access points. . The buildings would be four stories high in the front and three stories in the rear. There will be an area that can be used as a clubhouse for large gatherings. The buildings will be approximately the same height as the Holiday Inn. The maximum height allowed in R-3 is 45 feet. Zimmerman stated there are modifications for uninhabited space.

There are currently four issues with the plan. The first issue deals with density. Cicala does have an existing Conditional Use Decision from 2012. This Conditional Use Decision assigned specific density based on the R-3 Zone allowing up to 72 units, 14 units per acre vertical density, with TDR purchase for anything over 8 units as the maximum. At that time there was discussion about having the project half and half with one building housing over 55 and the other building open market. Cicala is proposing at this time a density of 55 with no allowance for 55 and over housing. However with only open market housing the density would be too high. A combination of over 55 housing

and open market would need to be done. Currently he is over the number allowed for density in the standard open market criteria which is 5.5 units per acre.

Another issue deals with parking. If it is open market 2.5 spaces per unit must be provided- two for each unit plus overflow. He would not be able to meet this criterion on site. He is requesting consideration for designated parking on the commercial side for the overflow. This however would affect parking should it be needed in the future for this lot. If 46-48 units were to be done it would be possible to provide for two spaces per unit on one side.

The third issue is the height of the buildings. Zimmerman feels due to the grading of the land the buildings will not stick out. Cicala can request modification of the height under the conditions in the Conditional Use Application particularly if the height issue is due to uninhabited space or because of the pitch of the roof.

The last issue is access points. When there are over 50 units two access points are required. The feasibility of the parking lot with entering and exiting and circulation within would need to be addressed.

Kornman did not feel putting parking on the commercial side would be a good option due to the distance the residents would need to walk. Kornman also suggested the use of a retaining wall to pick up usable space for parking.

Zug felt a 55 and over rental would be a very marketable concept.

There was a discussion on density in relationship to the project and the parking issue.

Cicala will take the comments given by the Commission into consideration.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager

