

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES**

Warwick Township Municipal Office

October 26, 2016

Thomas Zug, Chairman, convened the October 26, 2016 meeting of the Warwick Township Planning Commission at 7:00 p.m. In attendance were Commissioners Jane Windlebleck; John Gazsi; Daniel Garrett; Kenneth Kauffman; and Robert Kornman. Absent were Commissioners Craig Kimmel and Marcello Medini. Also in attendance were Daniel L. Zimmerman, Township Manager; Chuck Haley representing ELA; John Schick representing Rettew; Kristin Holmes representing Holmes Cunningham Engineering; Kim Freimuth representing Fox; Rick Glass representing Victory Church; Paul Artale representing DMA, Inc.; Denise Freeman of 603 Woodcrest Ave., Lititz; Michelle Bingham 603 Woodcrest Ave., Lititz; David Buckwalter of 6 Tennis Court, Lititz; Whit Buckwalter of 511 Snyder Road, Lititz; Reid Buckwalter of 302 Spruce St., Lititz; Bill Fredericks representing RGS Associates; Alex Piehl representing RGS Associates; Beth Bacon representing Fidevia; Dan Cicala representing Lititz Land Trust; and Mike Garman of 813 Pine Hill Road, Lititz.

CALL TO ORDER: Thomas Zug, Chairman

APPROVAL OF MINUTES: On a motion by Garrett, seconded by Windlebleck, the September 28, 2016 minutes were approved as submitted.

CONSIDER THE CHRISTIAN BROTHERS FINAL LAND DEVELOPMENT PLAN, PREPARED BY HOLMES CUNNINGHAM ENGINEERING, DATED 10/4/2016: Kim Freimuth and Kristin Holmes presented the plan. Holmes gave a brief review of the project. Two parking spaces were removed near the intersection to provide better site distance therefore adding additional green space. In addition, some of the proposed landscaping along the perimeter of Crosswinds Drive was removed in order to maintain the required sight distance.

Garrett inquired what was decided on the final signage. Freimuth stated the relief that was granted by the Zoning Hearing Board was for a wall sign of 74.3 square feet and the pylon sign was limited to no higher than 15 feet and 37 square feet in diameter.

Kornman stated he was concerned with the proposed evergreens to be planted near the intersection and sight distance for turning to the right. Holmes stated the plantings are out of the sight distance area. Kornman then stated that the stop bar is located behind the sight distance line so a car would have to be over the stop bar line to see to the right. Holmes stated this would be reviewed again.

Kornman was also concerned about landscaping in the seepage basin and the plantings on the island located in the rear parking lot. Holmes stated the landscape architect had reviewed the plan. If plantings need to be added or changed this can be noted.

Zimmerman stated the waiver request for the Preliminary Plan process would be supported by the staff. On a motion by Kornman, seconded by Kauffman, the Commission unanimously recommended approval of the waiver.

On a motion by Windlebleck, seconded by Garrett, the Commission unanimously recommended Conditional Approval based on the letter from ELA dated October 18, 2016 and the comments from Kornman.

CONSIDER WAIVER OF LAND DEVELOPMENT PLAN AND STORM WATER MANAGEMENT FOR THE VICTORY CHURCH, PREPARED BY DAVID MILLER, DATED 10/2016: Paul Artale with David Miller Associates presented the plan. There are two waivers that are being requested. The Applicant is requesting a waiver of the Land Development Plan Processing for the proposed project that is associated with the expansion of the existing parking lot. The Applicant is also requesting a deferral of providing parking lot lighting until the parking lot expansion is paved. Artale stated the existing parking lot is lighted and any evening functions are small and the existing parking lot can accommodate these vehicles.

Artale pointed out to the Commission the current parking lot area. The Applicant has an agreement with Green Hills to use their parking lot for overflow. With the proposed expansion approximately 130 vehicles would be able to be accommodated. The existing storm water basin would be expanded as well and the existing buffer adjacent to the residents would be maintained. This is the work that would be done initially.

Artale stated the stone area will be paved in two to three years. In addition, to help with traffic flow in and out a separate lane would be added so there would be one lane for entering and two lanes for exiting, a turn lane to the left and a turn lane to the right. Lastly, the drop-off lane would be extended to again help with traffic flow. This would also enable emergency vehicles to loop around the parking lot. Additional handicap spaces would also be added with a landscape buffer. The paving of the turn lanes is being considered by the Applicant with the possibility of also paving the loop and the handicap spaces however the immediate goal is to eliminate the parking on the grass area before the winter months.

Zimmerman stated from a staff perspective it was felt that having parking onsite was beneficial as opposed to having pedestrians crossing the street. In addition, staff looked at the lighting at night and it is not shielded at all so if the Commission were to grant the lighting waiver a condition should be made that the current lighting should meet the Township's standard so light does not bleed over the property line.

The storm water management plan includes for the possibility for future building expansion.

Kornman stated he had a concern with the lighting with regard to safety and security. Kornman also shared this concern and suggested the possibility of expanding the lighting as the parking lot is expanded. Zug inquired Artale's thoughts on adding a portion of the lighting with the first stage of the project. Artale stated they will be compliant with what the Commission recommends.

Zimmerman then reviewed and verified what the Commission has recommended of the Applicant throughout the discussion. One is the recommendation of conditional approval of the waiver for Land Development subject to as it applies to the current interim step of providing a stone expansion parking lot until such time they go to permanent macadam. It was also recommended that changes be made to the access entrance and that the current lighting meet the Township's standard and in addition some additional lighting be incurred in the interim stage.

On a motion by Kauffman, seconded by Garrett, the Commission unanimously recommended approval with the conditions listed above.

DISCUSS THE BUCKWALTER TRACT PRELIMINARY SUBDIVISION PLAN WAIVER REQUESTS, PREPARED BY RGS ASSOCIATES, DATED 10/2016: Alex Piehl with RGS Associates representing Millport Road LLC, Reid and Whit Buckwalter, John Schick from Rettew who is the traffic engineer for the project and Bill Fredericks from RGS Associates were all present to review the plan. Piehl stated the proposed Buckwalter Subdivision is located between W. Woods Drive and W. Millport Road adjacent to Traditions of America. The proposal is for a 70 lot by right subdivision. There would be a connection from the subdivision to W. Woods Drive with a second connection to W. Millport Road. The property is approximately 46 acres. 36 homes would be in the first phase and the second phase would take place on the W. Woods side of the property.

An existing 10 inch water main will be extended along W. Millport Road and connect to a proposed 8 inch main throughout the development which will extend out to W. Woods Drive and connect to a water main that is being proposed by an adjacent project. There is a proposal to connect to the sewer main to serve the development.

There would be connection and conveyance of storm water through swales along with three bio retention facilities that would discharge the storm water from the site.

The proposed Streets A and B would be offered for dedication to the Township.

Comments from the Township engineer, ELA, and Emergency Services have been received and there are no issues with these concerns and the additional information requested will be provided.

At this time Piehl is requesting consideration of the five waivers as stated in the ELA letter dated October 20, 2016. The first waiver relates to curbing along the existing frontage of W. Woods Drive and W. Millport Road. As part of the submission it was proposed to place curbing along a section of W. Woods Drive. A waiver for curbing along the remaining portion of W. Woods Drive as well as along W. Millport Road has been requested. Full curbing would require inlets, storm pipes and direct discharge to the stream corridor.

Kornman inquired of Zimmerman what the requirement is for curbing along the balance of W. Woods Drive and W. Millport Road. Zimmerman replied TOA will be required through their Conditional Use Decision to place curbing along W. Woods Drive and W. Millport Road. Internal streets that are going to be dedicated to the public system are normally curbed. Zimmerman stated that the Township Staff would encourage curbing to be placed as it provides pedestrian protection. The Commission was in agreement that there should be curbing placed along W. Woods Drive, W. Millport Road and on the internal street system.

Kornman inquired who is responsible for maintaining the open space within the development, referring particularly to Lot 49. Piehl stated the open space would be maintained by the lot owner as no HOA is being proposed. Kornman thought this would be a lot for the homeowner to maintain on his own. Zimmerman also thought it would be challenging for a homeowner to maintain the storm water basin area in order to comply with the MS 4 requirements and recommended an HOA be considered to help with this maintenance.

The second request is for a waiver of straight curb to allow slant curb. Piehl stated the benefit of a slant curb is it allows more flexibility for driveway location. In addition, it allows the final overlay to be put down sooner because the driveway locations do not need to be determined. Zimmerman stated the Township does not allow a final overlay to be placed until 75% complete. In addition, it does not provide the same protection for pedestrian usability of the sidewalk system. With regard to long term sustainability, two or three overlays are not able to be done off a slant curb and therefore not recommended.

The third waiver deals with the average depth to width ratio. The site contains some steep slopes. The entrance drive was brought down from W. Woods Drive to get away from the steeper slopes which resulted in lots that are 100 feet wide and 400-500 feet deep making the proportion of width to depth ratio exceed the Ordinance requirement.

Kornman was concerned with the steep slopes on the north side of the development. The slopes are 30 and 25 feet. He feels this will be difficult for the homeowner to maintain. He asked if Piehl had considered any other ways to minimize the cut. Piehl stated walkout basements are incorporated however this will be looked at again to see if there are other ways to lessen the cut.

Piehl stated internal sidewalks are not shown due to the fact it is a low density development of less than 2 units per acre. Zimmerman stated since this is going to be an open market with the possibility of family situations sidewalks on at least one side to create pedestrian access to both ends should be considered. The Township's Ordinance also requires if curbing is required then sidewalks are as well.

With regards to the waiver of maximum spillway, Piehl stated wider than the 50 foot required in the Ordinance is being proposed. The comment was if concrete were incorporated to create a level condition this would be acceptable. Piehl stated this will be looked at from a design standpoint to try and get down to the 50 feet. Haley stated this recommendation was made to be consistent with what has been done in the past.

The Commissioners have an issue with Lot 49 having to maintain the large size and the basins and also with splitting the existing basin on Lots 21 and 22.

Zimmerman summarized what the Commission's conditions are regarding the waivers for verification. The Commission would like to see the use of vertical curbing, having sidewalk on at least one side of each street, and some type of provision for Lot 49 to protect the owner from complaints of maintenance issues and disputes and to reduce the spillway.

Zimmerman requested the traffic impact be discussed. Shick stated as part of the study the intersections were looked at. He was involved with the traffic studies done for the hospital, TOA, SDR, and Listrak so there is a large database of traffic studies that have been done in this area. The estimated projection of the remaining units of TOA was put into the updated traffic study as well as the estimated 600 employees expected from the Listrak project. There is an acceptable level of service at the intersections. At peak hour traffic in the morning there are 44 exiting vehicles divided over two access points. Zimmerman stated the numbers are still lower than were projected since the start of the traffic studies done around this area. One recommendation by the Township Staff was for the consideration of a left-turn lane on Millport Road to maintain consistency along the Millport Road corridor.

The Township felt that with the low volume of turn movement at the intersection, a dedicated left turn lane would not be required.

Piehl appreciated the feedback from the Commission and will be returning with possible revisions at a later date.

CONSIDER REQUEST FOR MODIFICATION OF CONDITIONAL USE DECISION FOR LITITZ LAND TRUST, LLC- MODIFICATION FOR DENSITY AND PARKING: Dan Cicala was present to review the Conditional Use. When here last month Cicala stated he preferred all market rate and tried to avoid the requirements with age restricted housing. He has since gone back to his original plan which had been given Conditional Approval in the past from the Board. Zimmerman explained to the Commission Cicala is asking for a relief from the original decision with the following justification: He would like to utilize over 55 criteria however does not want to go to the extent required to get the density. Zimmerman suggested to Cicala that due to the amount of over 55 housing already existing in the Township he request relief of the set number. Cicala is proposing 23 over 55 and 32 market rate housing. (See Memo with chart). He is requesting credit for the portion of land that lies in Lititz Borough and to be able to use their density criteria. Zimmerman asked Cicala to address the density justification in a letter to the Township.

Zimmerman stated a second issue involves the parking. There are 120 total parking spaces proposed- 100 located onsite and 20 located across the street in a designated off-site parking agreement. Zimmerman stated with the parking calculations staff does not have an issue with granting 1.75 parking spaces for the over 55 and 2.5 parking spaces for the open market.

Cicala stated the recommendations from WESC will be satisfied.

Zimmerman inquired the how many one bedroom and how many two bedroom apartments are proposed. Cicala stated of the 23 age restricted units 19 would be two bedrooms and the market rate would be approximately 50/50. The architect felt that in an age restricted environment there should be two bedrooms. Zimmerman compared this project to the Randy Hess project in which he was required to do 50/50 and was grandfathered in to have two parking spaces per unit. With Cicala's project there would be a total of 35 two bedroom apartments and 16 one bedroom.

The Commission had no issue with Cicala's numbers for the density in the proposal. They recommended a favorable review of the modifications request subject to addressing the conditions outlined in the staff memo.

ADJOURNMENT: With no other business to come before the Commission, the meeting was unanimously adjourned at 9:12 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager