

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES**

Warwick Township Municipal Office

March 22, 2017

Thomas Zug, Chairman, convened the March 22, 2017 meeting of the Warwick Township Planning Commission at 7:00 pm. In attendance were Commissioners Jane Windlebleck, John Gazsi, Dan Garrett, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Also in attendance were Daniel L. Zimmerman, Township Manager; Rick Phillips, 1052 Presidents Drive, Lititz; Charles & Mary Aukett, 1059 Presidents Drive, Lititz; Bill Kendall, 700 Centennial Court, Lititz; Jake Toews, 300 Centennial Court, Lititz; Jack Lykins, 100 Centennial Court, Lititz; Chris Sinz and Jan Nye, 970 Disston View Drive, Lititz; Dave Madary from Derck & Edson; Kevin Varner from Diehm & Sons; Dan Bleznak from ARC One Partners; John & Kathy Burke, 800 Centennial Court, Lititz; Kevin McAllister, 1065 Declaration Drive, Lititz; and Michelle Bingham and Denise Freeman, 603 Woodcrest Avenue, Lititz.

APPROVAL OF MINUTES: With no additions or corrections to the minutes they stand approved as submitted.

CONSIDER THE CONDITIONAL USE APPLICATION 2017-5 FROM JOAN SINZ TO SUBDIVIDE A 45 ACRE FARM INTO TWO LOTS. PROPERTY IS LOCATED AT 970 DISSTON VIEW DRIVE: Kevin Varner, from Diehm & Sons, presented the application. The property is located in the Ag Zoning District with on-lot water and sewer. The proposal is to subdivide a six acre residential lot on the north side of Disston View Drive. The remainder of the farm is in the process of going through the procedure to be considered for Ag preservation. Part of this proposal included a detached garage and the relief needed for this was obtained. The garage has a caretaker's house above it so it was considered a second principal use.

Varner stated conditional use was requested from the Zoning Hearing Board to have less than the two acre maximum for a residential lot. In support of this the farm has three subdivision quotas as it exists now. The Applicant has agreed to utilize all three for this subdivision which would equal the six acre lot.

As part of the subdivision, a conservation easement plan is proposed on the wooded portion of the proposed lot.

Zimmerman reviewed that in the Agricultural Zone for every 20 acres zoned agricultural there is one subdivision or development right. The apartments are grandfathered and pre-date the Zoning Ordinance. The proposal is to allocate all three rights into the six acre lot. The septic system utilized by the apartment complex was updated to today's standards. There is a house on the 38 acres that could be utilized as a farmhouse in the future.

Zimmerman stated the conditions from the Zoning Hearing Board and which he would recommend the Commission consider would be: 1. To put a restriction that no further subdivision be allowed on the six acre lot. 2. The parent tract gives up all residential and subdivision rights that are extinguished with the utilization and creation of the six acre lot. 3. The parent tract must verify the existing septic fields. 4. The current Conservation Plan for the farm must be updated due to the transfer of acreage from the original Conservation Plan. These recommendations are supported by the Staff.

On a motion by Garrett, seconded by Kimmel, the Commission recommended approval of the conditions of the Conditional Use Application 2017-5 from Joan Sinz to subdivide a 45 acre farm into two lots.

CONSIDER THE FINAL PLAN OF THE ROCK LITITZ LODGING, PREPARED BY DERCK & EDSON, DATED 12/21/16: Dave Madary, from Derck & Edson Associates, presented the Plan. Madary stated the Commission saw this plan two months ago when the Conditional Use Application was presented. The main entrance of the hotel is located on the west side which functions as a pedestrian connection between the Studio and Pod 2. The east side of the building will include a patio that will also double as a fire truck access. In addition to parking at the hotel itself, there will be shared parking with Pod 2 and the Studio lot.

Madary stated the conditions that were brought up at the Conditional Use Application Decision will be addressed when the Land Development Plan is presented.

Madary reviewed the waivers that are being requested. The Applicant is requesting a modification of the requirement to provide curbs for all new streets and parking compounds. In order to facilitate storm water runoff quality into vegetated areas curbing is not proposed except at locations proposed for traffic control. This has also been done in existing phases. In addition, the Applicant is requesting minimum cover over a storm pipe. There is a pipe that doesn't have an adequate cover at the raingarden area but it is not located in a traffic area so it doesn't structurally affect the pipe. And finally, the Applicant is requesting to submit this plan directly as a Final Plan.

On a motion by Kimmel, seconded by Garrett, the Commission gave unanimous approval of all three waivers requested by the Applicant.

On a motion by Kimmel, seconded by Medini, the Commission recommended conditional approval of the Final Plan of the Rock Lititz Lodging, prepared by Derck & Edson, dated 12/21/2016.

CONSIDER THE SEWER MODULE FOR TOA-PHASE 5: Zimmerman stated the original sewer module needed to be amended. This covers three subjects; water and sewer capacity and historic and environmental issues on the property. It has been decided to relocate the historic home located on this property to the adjacent tract, the Buckwalter Tract, a move of approximately 800 feet.

On a motion by Kauffman, seconded by Medini, the Commission gave unanimous approval of the Sewer Module for TOA Phase 5.

A question was asked if when the historic home is relocated will this change the layout of the lots that are proposed for the Buckwalter Tract. Zimmerman stated a new plan will be submitted however he is unsure when at this time.

UPDATE TO STRATEGIC PLAN: Zimmerman stated the kickoff to the Strategic Plan is on Monday, March 27th at ABC. There will be a social media outreach with this effort for the public to provide input.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 7:23 pm.

Daniel L. Zimmerman
Township Manager