

**WARWICK TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES**

**Warwick Township Municipal Office**

April 26, 2017

Thomas Zug, Chairman, convened the April 26, 2017 meeting of the Warwick Township Planning Commission at 7:00 pm. In attendance were Commissioners Craig Kimmel, Dan Garrett, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Absent was Commissioner Jane Windlebleck. Also present were Daniel L. Zimmerman, Township Manager; Joyce Gerhart with RGS Associates; Gabriel Martin 355 Creekside Lane, Lititz; Rick Phillips 1052 Presidents Drive, Lititz; Dave Hartman 200 Centennial Court, Lititz; Doug Parkins with EG Stoltzfus; Bill Kendall 700 Centennial Court, Lititz; Michelle Bingham and Denise Freeman 603 Woodcrest Avenue, Lititz; Whit and Reid Buckwalter Millport Road LLC; Bill Fredericks with RGS Associates; Alex Piehl with RGS Associates; Sue Trafford 631 Kissel Hill Road, Lititz; Barton Halpern 9 Oak Wood Lane, Lititz; David Biddison representing TOA; and Paul & Veronica Driscoll 515 Allegiance Drive, Lititz.

**APPROVAL OF MINUTES:** With no corrections or additions to the March 22, 2017 minutes they stand approved as submitted.

**CONSIDER THE FINAL SUBDIVISION PLAN FOR LITITZ RESERVE, PHASES 5 & 6, PREPARED BY RGS ASSOCIATES, DATED 2/10/2017:** Joyce Gerhart from RGS Associates presented the plan to the Commission. There are be 47 units in Phases 5 & and they will be located along Pin Oak Drive. The request has been made for deferral of Azalea Way with the following reasons: Two emergency access points are provided, one that connects English Ivy Drive to Kissel Hill Road and a second one that connects Pin Oak Drive to Trinity Lane. This deferral is requested until the extension of 6<sup>th</sup> Street is complete to evaluate whether a second access point is required.

On a motion by Garrett, seconded by Medini, the Commission gave unanimous conditional approval of the Final Subdivision Plan for Lititz Reserve, Phases 5 & 6.

**CONSIDER THE FINAL SUBDIVISION PLAN FOR THE BUCKWALTER TRACT, PHASE 1, PREPARED BY RGS ASSOCIATES, DATED 3/2/2017:** Alex Piehl with RGS Associates presented the plan to the Commission. Reid and Whit Buckwalter and Bill Fredericks with RGS Associates are also present. This was previously brought before the Commission as a Preliminary Plan for the proposed single family detached residential development. Piehl gave a brief background of the plan. There will be a connection point, Lititz Bend Drive, to W. Millport Road. There will be 42 single family detached homes in Phase 1. The relocated

Leib farmhouse will front W. Woods Drive and will also be part of Phase 1. The farmhouse will have a driveway until the road is ultimately extended to that side of the development. There will be an HOA lot which will include two bio retention basins as well as floodplain restoration and riparian buffer. There will be widening of W. Millport Road to bring it into compliance with the Township's street width requirements as well as curbing and storm water inlets. Until the roads are extended there will be an emergency access gravel drive that will connect at the ends of Valley Crossing Drive and Lititz Bend Drive.

Also discussed in the preliminary plan review was a discussion about accessory structures as they relate to the adjoining developments. To the west and east there is a 35 foot easement where no accessory structures will be permitted.

Piehl stated he does not foresee any issues with the items addressed in the ELA letter dated April 19, 2017.

Zimmerman inquired if there was an official name of the development. Piehl responded it will be called Lititz Bend.

Kornman inquired if there was going to be a turning lane off of W. Millport Road. Piehl stated a turning lane was found not to be warranted based on the traffic study done on a full build out by Rettew.

Kornman inquired if for some reason Phase 2 were not to take place, what would happen to the gravel road that connects the two streets. Piehl stated there has not been a time table established for this temporary road. Ultimately the streets will be dedicated to the Township.

Flosdorf inquired if a construction access was going to be built off of W. Woods Drive. Piehl stated currently the main construction has been off of W. Millport Road and there was a discussion of having one off of W. Woods Drive once construction progresses to the point for distribution of construction traffic.

Questions were taken from the public and answered, mostly regarding deed restrictions.

On a motion by Kimmel, seconded by Kauffman, the Commission gave unanimous conditional approval of the Final Subdivision Plan for the Buckwalter Tract, Phase 1.

**CONSIDER THE FINAL SUBDIVISION PLAN FOR TRADITIONS OF AMERICA, PHASE 5, PREPARED BY RGS ASSOCIATES, DATED 2/10/2017:** Chris Venarchick with RGS Associates presented the plan to the Commission. David Bittison, Jim Legash, and Eric Griesamer from TOA were also present. Venarchick gave a brief background on the project. Access to Phase 5 can be obtained from Millport Road, from the Hospital property, from Allegiance Drive and eventually from W. Woods Drive. Hess Lane will be renamed Leib Lane. All the streets will be private. This project will be consolidated so all five phases become one lot.

The existing clubhouse will be expanded in lieu of constructing an additional clubhouse which would incur additional costs to the residents. Per the Conditional Use 25 square feet per unit is required and this is met with the addition of 390 square feet to the clubhouse.

Venarchick stated the ideal location to connect to Phase 5 is where Hess Lane has always been at the kink with W. Woods Drive from a sight distance standpoint. It was looked at originally to try and utilize the existing roadway with Hess Lane as it had a decent base condition with the roadway using the cross section. However there was concern with the staff of constructing it to today's current standards with the ordinance. A modification is being proposed of a 40 foot distance in which two cars can be parked on Leib Lane which improves site distance. However the reconstruction of Hess Lane with an approximate distance of 400 feet will need to be done in order to achieve this. This will be done in a way that will have the least amount of impact on the hospital property. The proposal then is to introduce a four foot wall within the TOA property along Leib Lane. For safety purposes a guiderail would be placed. Kimmel inquired how far the tree line is to the proposed wall. He was concerned if the trees would eventually grow over the wall. Venarchick stated different wall types are being considered to try and minimize disturbance.

Venarchick stated during the review process the request was made for a connection between Phase 4 and Phase 5. The elevation difference across Phase 5 is 60 feet. There will be a path however it will not be a paved path and will not be ADA compatible. This path will connect Valor Drive to Allegiance Drive. A discussion ensued about the connection from Valor Drive to Allegiance Drive. The Commission felt this connection should be paved and not just gravel for easier accommodation by the residents. Kimmel made the suggestion of adding occasional steps to the path to make the slope more manageable.

There were six parking spaces added along the curb at the clubhouse. The Commission did not feel this was a viable option. Kimmel inquired if consideration was given to angle parking as parallel parking is difficult for people of this age group. Zimmerman inquired if additional parking was considered to the rear of the clubhouse. Venarchick stated this was considered however the concern was raised of being near the intersection of Liberty Blvd. and Allegiance Drive.

David Biddison stated either asphalt or concrete will be used for the path along with stairs connecting Valor Drive to Allegiance Drive. The addition of parking spots to the rear of the clubhouse will be reviewed with the Township staff.

On a motion by Garrett, seconded by Kimmel, the Commission voted to table the Final Subdivision Plan for Traditions of America, Phase 5 until all the modifications including the connection from Valor Drive and Allegiance Drive and the additional parking at the clubhouse have been addressed.

**FORGE THE FUTURE 2022-UPDATE:** Zimmerman stated this is information that was presented at the April 20, 2017 meeting held at Rock Lititz. Approximately 60 people attended the meeting and there were over 300 hits on Facebook. There will be a roundtable discussion on a number of the industries within Rock Lititz to look at what their demands are and their growth.

Zimmerman stated there is an internship program going on with the school district in which a number of the local industries are involved and if the internship is successful can potentially lead to a job. This program stems from the last update and continues to expand.

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In regards to housing, there is perception that the Township is dominated by 55 and over housing. However, the Township only has one restricted development which is TOA. The school is currently having a significant drop in student population. This is county wide and state wide as well. The Township cannot enforce affordable housing. Housing will build to whatever the market is asking for. Zimmerman stated overall it was an informative meeting.

**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