

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES**

Warwick Township Municipal Office

May 24, 2017

Thomas Zug, Chairman, convened the May 24, 2017 meeting of the Warwick Township Planning Commission at 7:00 p.m. In attendance were Commissioners Jane Windlebleck, John Gazsi, Craig Kimmel, Marcello Medini, and Robert Kornman. Absent was Commissioner Kenneth Kauffman. Also in attendance were Daniel L. Zimmerman, Township Manager; Bill & Gale Kendall of 700 Centennial Court, Lititz; Richard Phillips of 1052 Presidents Drive, Lititz; Kevin Varner and Ted Cromleigh with Diehm & Sons; David Biddesian, Jim Phillips, and Eric Griesemer representing Traditions of America. Eli Glick of 209 Cedar Drive, Leola; Whit and Reid Buckwalter with Buckwalter Family LLP; Gabriel Martin of 355 Creekside Lane, Lititz; and Andrew Garrett of 429 Springfield Court, Lititz.

APPROVAL OF MINUTES: Windlebleck had some questions regarding the minutes as she was not at the April meeting which were answered. There was an error on page three in the second paragraph. The first word in the second line should be "link" not "kink". In addition, John Gazsi, Commissioner, was in attendance. With these changes noted, on a motion by Gazsi, seconded by Kimmel, the Commission approved the April 26, 2017 minutes.

CONTINUED CONSIDERATION ON THE TRADITIONS OF AMERICA PHASE 5, PREPARED BY RGS ASSOCIATES, DATED 2/10/2017: Jim Phillips, Director of Planning for TOA was present to review where the project stands after making revisions from the feedback obtained during the April meeting. The clubhouse expansion will be approximately 800 square feet. The existing parking lot to the south of the clubhouse will be expanded to create eight additional parking spaces for a total of 40 spaces. The parking continues to be an issue with the residents. Zimmerman stated TOA is in compliance with Township Ordinances with regards to the number of parking spaces so if the residents have an issue with parking they need to discuss it with the HOA.

Phillips also reviewed the pedestrian connection from Phase 5 to Phase 4. The slope between the two phases will be less than 8%, the width of the path will be 6 feet, and the path will be paved with asphalt and include steps.

There are four waivers being requested. Zimmerman briefly reviewed all four and stated with the exception of the first waiver regarding Leib Lane, all the waivers are consistent with the waivers that were requested in the previous four phases of the project.

On a motion by Medini, seconded by Kimmel, the Commission gave conditional approval of the requested waivers. Kornman and Windlebleck both abstained.

On a motion by Kimmel, seconded by Garrett, the Commission gave conditional approval of Phase 5 Final Lot Consolidation and Land Development Plan. Kornman was a no vote and Windlebleck abstained.

CONSIDER THE GLENN & CHARLENE REIFF FINAL SUBDIVISION PLAN, PROPOSED BY DIEHM & SONS, DATED 4/13/2017: Ted Cromleigh with Diehm & Sons presented the plan to the Commission. This plan went through a Conditional Use Hearing and the conditions outlined in the decision were applied to this subdivision plan. The Reiff's own a 103.5 acre farm at 24 Picnic Woods Road. The proposal is to divide the farm into two parcels. No buildings are proposed on the northern parcel at this time. Lot 1 would consist of the existing buildings and be 55.75 acres in size. Lot 2 would be 50.79 acres in size. The farm is in the Lancaster County Ag Preserve. The Lancaster County Ag Preserve requires any farm that is divided to be no less than 50 acres after the division. On-lot soil testing has been done. As per the Township's requirements, a replacement sewage area has been provided to serve the existing farm buildings on Lot 1. A DEP sewage module is being processed for the project and has been reviewed by the Township's SEO.

Cromleigh reviewed the three waiver requests including the plan scale, improvement of existing streets, and stormwater management improvements.

On a motion by Garrett, seconded by Kimmel, the Commission unanimously gave conditional approval of the requested waivers.

On a motion by Kimmel, seconded by Garrett, the Commission gave the Township Staff conditional approval to process the sewer planning module as well as conditional approval for the Glenn & Charlene Reiff Final Subdivision Plan, proposed by Diehm & Sons, dated 4/13/2017.

CONSIDER THE GIDEON & BARBARA FISHER FINAL SUBDIVISION PLAN, PREPARED BY DIEHM & SONS, DATED 5/8/2017: Kevin Varner with Diehm & Sons was present to review the plan as well as Elis Glick. Varner gave a brief background of the plan. Varner stated the plan has been submitted to the Conservation District and was approved. This plan went through a Conditional Use Hearing and the conditions outlined in the decision were applied to this subdivision plan.

Varner reviewed the waiver request of improvements to the existing streets.

On a motion by Gazsi, seconded by Windlebleck, the Commission unanimously gave conditional approval of the waiver request.

On a motion by Garrett, seconded by Kimmel, the Commission unanimously gave conditional approval for the Gideon & Barbara Fisher Final Subdivision Plan, prepared by Diehm & Sons, dated 5/8/2017.

FORGE THE FUTURE 2022 UPDATE: See attached report.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager