

## **WARWICK TOWNSHIP PLANNING COMMISSION**

**December 17, 2015**

Jane Windlebleck, Vice-Chairwoman, convened the December 17, 2015 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners John Gazsi, Kenneth Eshleman, Daniel Garrett, and Kenneth Kauffman. Also present were Steve Gergely representing Harbor Engineering, Laura Knowles representing the Lititz Record, Mark James representing Golden Hawk, LLC, Todd Shoaf representing Pioneer Management, Philip Trimble, and Todd Vaughn and Bill Swiernik representing DM/A, Todd and Ruby Witmer, and Randy Hess. Absent were Commissioners Thomas Zug, Craig Kimmel, and Marcello Medini.

**APPROVAL OF MINUTES:** On a motion by Kauffman, seconded by Gazsi, the Commission unanimously approved the November 24, 2015 meeting minutes.

**CONSIDER THE FINAL SUBDIVISION/LAND DEVELOPMENT PLAN FOR GOLDEN HAWK, LLC CLASSIC CAR SALES, PREPARED BY PIONEER MANAGEMENT, LLC, DATED 11/11/2015:** Todd Shoaf from Pioneer Management along with Mark James, the owner of Golden Hawk, were present tonight to discuss the plan. Shoaf provided a brief summary of the background of the project. Shoaf stated that since the Commission was shown the sketch plan Mr. James has contracted with an architect to revise the building footprint. The previous sketch plan showed an L-shaped building. The new plan shows a rectangular-shaped building with reduction of the square footage by approximately 2,400 square feet. With the reduction the impervious coverage on the tract has been reduced as well as the number of parking spaces. With this new design the existing retention basin will be able to be utilized.

Shoaf stated the Township Engineer's comments were addressed as well as the site plan comments and then resubmitted. This second review letter was provided to the Commissioners.

On a motion by Garrett, seconded by Gazsi, the Commission approved all waivers as stated in the ELA letter dated December 11, 2015.

Commissioner Gazsi requested Shoaf review the stormwater management plan. Shoaf stated that during the construction of Crosswinds Drive and the creation of the three lots a detention basin was created on the opposite side of Crosswinds. Storm piping was inserted into Crosswinds Drive. This pipe was sized to be able to convey the 100 year runoff from the development of the three lots during maximum pervious coverage of the zoning district at that time. Shoaf stated this volume of storage in the basin will be utilized for the stormwater requirements meeting pre versus post. Water quality standards have to be met so the construction of a stone infiltration trench partially underneath the parking lot and partially adjacent to the slope will be done. This volume of water infiltrate will meet the appropriate requirements. Any overflow would go into an overflow pipe and discharge down into the existing channel.

Shoaf stated there are some recommendations that are requested from the Township. In the ELA review letter under subdivision and land development review #4 discusses the consideration of replacing the existing handicapped ramps on the second access drive off of Crosswinds Drive. Currently there are two access drives that come into the tract. One of these will be utilized however it is going to be ripped out and replaced to make the existing handicap ramps meet the current ADA requirements for slopes. There is a second existing access drive going into the remaining land and Shoaf states the existing handicap ramps do not meet the current ADA requirements. Shoaf is requesting these be upgraded upon the Land Development Project whenever the lot is developed. Shoaf stated two ramps will need to be removed based on the design of the access drive.

Shoaf is unsure of how to respond to #7 in the sense of what type of escrow would be required. Zimmerman stated it would be for covering the cost of inspections during construction.

Number 9 under the same category regards a note on the landscaping plan as it relates to the existing woodlands. Mr. James would like to keep all the existing trees along the buffer. The Ordinance allows for 15% of the trees to remain that are over 6 inches in caliber. Additional trees will also be added.

Shoaf wanted to make sure the Township does not having any unfavorable thoughts in regards to the actual use as it relates to the restoration operation. Zimmerman stated this was addressed when the sketch plan was submitted indicating the ventilation system being pointed away from the residential.

Shoaf stated Conservation District approval has been granted. The NPDS permit has been received. Approval was given from the emergency service providers.

On a motion by Garrett, seconded by Eshleman, the Commission recommended approval of the Final Subdivision/Land Development plan for Golden Hawk, LLC Classic Care Sales.

**DISCUSS PRELIMINARY/FINAL PLAN FOR E. WOODS DRIVE TRACT, PREPARED BY DAVID MILLER ASSOCIATES, DATED 11/11/2015:** Randy Hess the developer and Todd Vaughn and Bill Swiernik were present representing David Miller Associates to discuss the plan. This is a 10 lot subdivision. Vaughn stated the plan was previously presented to the Commission as a sketch plan. The lot is going to utilize flag lots and shared driveways for the majority of the lots. The property is approximately 8.5 acres which gives a density of approximately 1.2 units per acre. Based on the plan that was previously submitted there were modifications to the ordinance that were identified and these requests were submitted to the Township. There is a review letter from ELA.

The following waivers are being requested by the applicant:

1. To submit the plan directly as a Final Plan.
2. Roadway widening on E. Woods Drive. Vaughn stated the road is currently approximately 23 feet in width with a 50 foot right-of-way. This request is due to the limited stretch in the frontage. Widening would be able to be done however it would involve significant grading as the property is downgraded off the road. Zimmerman stated from a staff perspective this would be fine as long as there is flow around the houses.
3. Driveway design with relation to proposed driveways on E. Woods Drive. Profiles of the driveways would be provided.
4. To place curbing along E. Woods Drive. Again, significant grading would need to be done to keep the curbing in place.

It was recommended to show where accessory structures could be placed as part of the initial project to be used for reference and so the buyer knows up front what the stipulations are.

Zimmerman had previously discussed with Mr. Hess the possibility of having a conservation maintenance agreement due to a large area of wetlands and a riparian buffer that are located on the tract.

Zimmerman stated the culverts on the driveways would require zoning approval because they are located in a flood plain. At the time the sketch plan was submitted the Applicant was under the impression no zoning approval was needed as this is not a FEMA map flood plain. Zimmerman stated the ordinance is not restricted to just FEMA and would require zoning approval.

Zimmerman stated this plan needs to go through the proper channels so the residents who live downstream have the opportunity to express any objection to the project.

A Commissioner inquired about the sewer. Zimmerman stated there will be individual grinder pumps.

Vaughn stated the plan will be reviewed by the Zoning Hearing Board prior to coming back to the Planning Commission.

**DISCUSS SKETCH PLAN SUBMITTAL FOR HILLCREST AVENUE, PREPARED BY HARBOR ENGINEERING, DATED 11-18-2015:** Steve Gergely with Harbor Engineering was present to discuss the plan. The property is located at 359 W. Woods drive at the southeast corner of Hillcrest and W. Woods Drive. This property is located in the R-1 Residential Zone and has public water and sewer. A seven lot subdivision is being proposed. There will be one flag lot, lot #5, and four lots along the frontage of W. Woods Drive and Hillcrest. Lot #1 would have frontage on Hillcrest and have its own driveway, lots 2,3,4 and 5 would have a shared driveway and lot 7 would come off of Hillcrest Avenue.

Gergely stated this subdivision was done in 1978. There is an existing right-of-way where Hillcrest narrows after the intersection of Spring View Drive and this would be extended. At some point Hillcrest Avenue may get extended through the Walton Farm for future development.

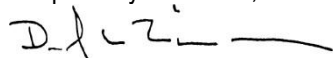
There are no driveways proposed off of W. Woods Drive due to limited sight distance. A discussion then ensued as to possible ways sight distance could be improved at the intersection of Hillcrest Avenue and W. Woods Drive.

Gergely stated currently for public water there is a 12 inch line that stops at a fire hydrant about half way down the property. There is also a 6 inch line that goes to Springview Drive. It is being proposed to extend the 6 inch line up the right-of-way of Hillcrest and have lines for lot 7 and the Witmer residence and to take the 12 inch line and extend it the length of the property.

Phil Trimble, who was in attendance, had some questions. He inquired if curbing would be placed. Zimmerman stated there is no curbing existing in this area so most likely none will be placed. He wanted to know if there were any zoning issues. Zimmerman stated from the sketch plan none were identified at this time. He asked if there was capacity for water and sewer and Zimmerman stated there is. He wanted to know where else in the Township there were 26 foot private streets. Zimmerman stated across the street at the Willier tract the developer uses a private street standard. He also inquired if there would be a Homeowner's Association. Zimmerman stated there would either be a specific maintenance access drive maintenance agreement or an HOA could be proposed to provide maintenance.

**ADJOURNMENT:** With no other business to come before the Commission, the meeting was adjourned at 8:13 p.m.

Respectfully submitted,



Daniel L. Zimmerman,  
Township Manager

