

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES**

Warwick Township Municipal Office
June 26, 2019

Daniel Zimmerman, Secretary, convened the June 26, 2019 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Craig Kimmel, Daniel Garrett, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Absent were Commissioners Thomas Zug, Jane Windlebleck, and John Gazsi. Also in attendance were Laura Knowles representing the Lititz Record Express; Tom Matteson with Diehm & Sons; John Schick with Rettew Associates; Alex Piehl with RGS Associates; Joe DePascale with Summerwood Corp.; Kip Lynch, 348 Pin Oak Drive, Lititz; Gwen Newell with the LCPC; Joyce Gerhart with RGS Associates; Chuck Haley with ELA Associates; and Billy Clauser, Warwick Township Planner.

APPROVAL OF MINUTES: On a motion by D. Garrett, seconded by C. Kimmel, the minutes from the May 22, 2019 meeting were approved as submitted.

STATUS REPORT ON ORDINANCE AMENDMENTS: D. Zimmerman stated the Township was successful in getting the 5G Telecommunications Facilities Amendment adopted last month. In addition, the rezoning of the Lititz Reserve site and the Green Hills Grocer site was also adopted. Work on the right-of-way management, particularly in dealing with utilities, has begun. Text Amendments regarding historic inventory and demolition of historic structures will likely begin in 2020. The text amendment regarding the Local Commercial Zone & Mixed Use Zone will be postponed until the completion of the Act 537 Plan.

CONSIDER THE HARNISH TRACT LOT ADD-ON/REVISED FINAL SUBDIVISION PLAN, PREPARED BY DIEHM & SONS, DATED 5/22/19: Tom Matteson from Diehm & Sons presented the plan to the Commission. The Applicant owns three lots located along W. Millport Road, one of which straddles the Warwick Township/Manheim Township boundary line. Lot #1 is approximately 7 acres in size. Lot #23 and #24 were created as part of the Chadwyck Estates. Lot #24 contains a double family dwelling and Lot #23 is mostly agricultural and contains one dwelling along with a secondary dwelling which is leased out. The Applicant is proposing to add Lot #24 to Lot #1 as well as a portion of Lot #23. This will bring all the infrastructure onto one lot. Lot #1 will increase in size to 27.44 acres and Lot #23 will be reduced in size to 48.69 acres. Lot #23 will remain agriculture.

The following waivers are being requested:

1. Section 285-29.D(1)- Lot lines: perpendicular to street lines. This proposal will essentially be recreating what is there now attempting to follow the existing fence and driveway that serves Lot #1.
2. Section 285-29.D(3)-Lot depth: of not more and three times the width. Lot #1 will have an average depth of 1,826' with a width of 420' and the average depth will be 4.35 times the width of the lot.

On a motion by C. Kimmel, seconded by K. Kauffman, the Commission unanimously approved the two waiver requests.

T. Matteson stated currently there is a farm lane that goes out to Buckwalter Road and there is one occupant who uses this lane. The Applicant is working to stop the use of this lane completely. However this lane will need to be maintained for use for emergency access were Millport Road be unavailable.

D. Zimmerman asked of T. Matteson to get in contact with the Lancaster Conservation District to see if there is a need to update the conservation plan. D. Zimmerman wanted to bring to the Commission's attention the review from the LCPC in which they mention the house being one of the original Leed Farmsteads. There are no plans for demolition of the house.

On a motion by K. Kauffman, seconded by M. Medini, the Commission unanimously approved the Harnish Tract Lot Add-on/Revised Final Subdivision Plan, prepared by Diehm & Sons, dated 5/22/19.

CONSIDER THE SKETCH PLAN SUBMITTED FOR TACO BELL, PREPARED BY RGS ASSOCIATES, DATED 6/12/19: Alex Piehl from RGS Associates presented the plan to the Commission. Also present was Joe DePascale, Taco Bell representative from Summerwood Corporation, John Schick from Rettew Associates and Caroline Hoffer. The proposal is for a Taco Bell fast food restaurant. The project site location is where the former Pizza Hut was located on Trolley Run Road. The site currently has two existing points of access off of Trolley Run Road and one point of access off of Crosswinds Drive. Sidewalk is being proposed along the street frontage as well as along Crosswinds Drive. The square footage of the project is approximately 2,700 square feet. The building would be parallel to Crosswinds Drive. The current in/out access off of Crosswinds Drive would be turned into a one way in only. There will be two drive-through lanes that will circulate around the building. There will be 38 parking spaces located to the north of the building. The maximum building setback for both Lititz Pike and Crosswinds Drive is 25'. The setbacks of the building will be 60' from Lititz Pike and 35' from Crosswinds Drive. The current prototype is composed of rustic metal, cement board siding and brick. There is a covered roof with a patio.

J. Schick stated a traffic analysis was completed on the area during the morning and afternoon and there were acceptable levels of service. There was however an issue with queuing. There is a single lane on Crosswinds Drive heading east. The queuing is approximately 200 feet from the stop bar back to the entrance. The queuing average in the morning is approximately 230-250 so there is the potential to block the entrance. To try to reduce this queue, the proposal is for a 14' right turn lane with a 40' radius.

B. Kornman had an issue with vehicular circulation regarding the drive through and inquired if the building could be rotated so vehicles would not have to essentially go around the building twice if going through the drive through. J. DePascale stated if the building were turned to face Lititz Pike the drive through lane would not be long enough and would create a stacking issue. A. Piehl stated he would look at different configurations to see if the re-looping could be eliminated. C. Kimmel stated as far as aesthetics, he would rather see the drive through on the north side of the property and have the front of the building face the intersection. This would also alleviate the double looping.

Overall the Commission was in favor of the plan with the modifications as mentioned with consideration on revising the location of the building.

CONTINUE DISCUSSION AND REVIEW OF TEXT AMENDMENT TO FACILITATE CLUSTER DEVELOPMENT IN THE TOWNSHIP: D. Zimmerman stated the purpose of this amendment is to provide incentive for some flexibility under R-1 to use three different housing prototypes- townhouse, duplex or singles at the same density ratio as R-1. Mr. Moyer, who currently has Lititz Reserve, has this option with the Siegrist Tract. Mr. Moyer has shown an interest to build duplexes and single family homes on this tract. With this amendment, the Developer has the option to change the Text Amendment with the understanding the Township would review any changes that were requested. The Commission saw a review of Mr. Moyer's plans last month with three changes that he had requested. The Commission has before them tonight the red line draft that was prepared by the Township's Solicitor. The document was also filed with the County Planning Commission.

The Applicant had requested some reduction of the open space and the Commission had requested the Applicant come to a meeting to further explain their reasoning. Joyce Gerhart with RGS Associates is present tonight on behalf of the Applicant to explain their reasoning and answer any questions the Commission may have. J. Gerhart states the

45% can be met by utilizing the open space that has been dedicated to the library. The current ordinance under the cluster requires 30%. Brandywine had proposed 30% of net and 45% gross. J. Gerhart thought 45% seemed excessive and 40% was more in keeping with what other municipalities are doing. Cluster Ordinances in other municipalities range from 15% to 40% with 30% being the most popular.

D. Garrett stated he feels the plan does not look like a Cluster Development. He does not see the function of the open space as the intent and is not in favor of reducing the percentage of open space. J. Gerhart stated there are different ideas about what a cluster is explaining sometimes a cluster means you are preserving something so you are clustering all of the development; part of it in one area and what you are preserving in another area. That is the concept of this plan. The main goal, however, is to preserve the Siegrist Farmstead.

B. Kornman inquired if D. Zimmerman felt the requirements of the open space is preventing developers from using the cluster development. D. Zimmerman responded that there has only been one utilization of the cluster development in 20 years which was Dogwood Valley and it ended up not being a true cluster development.

C. Haley stated the 5% from the Township's standpoint is not a lot. In addition, adding different community types would be attractive. C. Kimmel stated how this open space gets utilized and developed is a design function and is dependent on the site. He felt if the 5% would get the Township to a more viable condition, it should be considered. In addition, he felt if there was a way to create a design incentive to go to 35% to get a good plan that could be considered as well.

In summary, the Commission was agreeable to 40% open space. They were also in agreement with the other changes that were recommended by the Solicitor.

On a motion by D. Garrett, seconded by R. Kornman, the Commission unanimously gave a favorable review of the Text Amendment to facilitate the cluster development in the Township with the change as noted to 40% open space in the R-2.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager