

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES**

Warwick Township Municipal Office
August 28, 2019

Tom Zug, Chairman, convened the August 28, 2019 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Jane Windlebleck, John Gazsi, Daniel Garrett, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Absent was Commissioner Craig Kimmel. Also in attendance were Daniel Zimmerman, Township Manager; Randy Dautrich, 261 Preston Road, Wernersville, PA; Joyce Gerhart from RGS Associates; Craig Hasson, 952 Log Cabin Road, Lititz; Regina and Bill Gillis, 538 Wood View Drive, Lititz; Billy Clauser, Township Planner; Gwen Newell from the LCPC; Kip Lynch, 348 Pin Oak Drive, Lititz; Randy Hess, 15 Meadow Lane, Lancaster; and Mike Fyock, 1101 Orchard Road, Lititz.

APPROVAL OF MINUTES: With no additions or corrections to the July 24, 2019 minutes, they stand approved as submitted.

CONSIDER LAND DEVELOPMENT PLAN FOR 2058 MAIN STREET, PREPARED BY DAUTRICH ENGINEERS, DATED 6/27/2019: Randy Dautrich from Dautrich Engineers was present to review the plan with the Commission. The plan is to demolish the existing house and carriage house and construct two apartment buildings each with two apartments. There will be a parking lot consisting of 12 spaces with handicapped parking. Water will sheet flow across the parking lot into an infiltration trench into a bed underneath the parking lot. Along the driveway there will be an infiltration trench to catch the runoff from the driveway. All the downspouts from the carriage house are tied directly into the infiltration bed. Approval has been received from PennDOT for the driveway as well as for the new utilities. Pedestal lights will be used throughout the parking lot and along the walkway.

The following waivers are being requested:

Section 285-11: Preliminary Plan Submission

Section 285-11.C(5): Existing features within 200 feet of the subject property

Section 285-11.E(5): Traffic Studies and Reports

Section 285-28.C: Curbs

Section 285-27.P(2): Access drives

On a motion by J. Gazsi, seconded by D. Garrett, the Commission unanimously approved the waiver requests.

On a motion by D. Garrett, seconded by R. Kornman, the Commission unanimously gave a favorable review for the Land Development Plan for 2058 Main Street, prepared by Dautrich Engineers, dated 6/27/2019.

CONSIDER CONDITIONAL USE APPLICATION FOR WARWICK CROSSING, PREPARED BY RGS ASSOCIATES:

Joyce Gerhart with RGS Associates along with Lee Moyer were present to review the plan with the Commission. J. Gerhart stated the Conditional Use Application is being applied for in order to use the recently amended Cluster Ordinance. The plan consists of 91 units, 53 single family and 38 duplex. There is 45% open space and the Cluster Ordinance requires 40% in the R-1 District. The site is 41.2 acres in size. One item from the ELA Letter J. Gerhart wanted to discuss was the reconfiguration of the intersection of 6th Street and Broad Street. This intersection is approximately ¾ mile from the project site so she is questioning why this particular project is responsible for this

intersection. D. Zimmerman noted this intersection is in the Boro and the Township has met with Boro Staff. The permit for this intersection will need to be reviewed before a final decision is made on who will be responsible for upgrading this intersection.

D. Zimmerman inquired what the architectural style of the homes would be. J. Gerhart stated she had some drawings of architectural graphics of some styles however, drawings are still being made. The square footage of the duplexes is approximately 1,800-2,200 square feet depending on the model and the square footage of the single family is approximately 1,800-2,700 square feet.

R. Kornman wanted to know about the walkways that are proposed from the development to Kissel Hill Road. J. Gerhart stated it will be a bituminous walkway that will be between five and eight feet wide. It will be maintained by the HOA.

A discussion was held on the type of landscaping that would be done along Sixth Street and between the Veteran's Park and the proposed houses.

On a motion by M. Medini, seconded by D. Garrett, the Commission gave a favorable review of the Conditional Use Application for Warwick Crossing, prepared by RGS Associates.

CONSIDER SKETCH PLAN SUBMITTED FOR ORCHARD ROAD SUBDIVISION, PREPARED BY RGS ASSOCIATES, DATED 8/2/2019: Chris Venarchick with RGS Associates along with Randy Hess of Hess Home Builders were present to review the plan with the Commission. The site is approximately 49 acres and is located at 750 Orchard Road. It is in the R-1 zone. It is currently comprised of five parcels so in order to be developed it would need to be consolidated and subdivided. The proposal is to develop 70 single family homes on approximately 15,000 square foot lots. Access to the site will be from Orchard Road. The site would be served by public sewer and water. Stormwater will be managed through above ground facilities that will ultimately be discharged to a tributary of the Lititz Run.

D. Zimmerman stated the impact from traffic on the intersection of Newport Road and Orchard Road will need to be evaluated. Also, regarding water and sewer, modifications at the booster station will be required. Public streets with long cul-de-sacs are being proposed which is not typical. With this in mind, staff questioned would there be flexibility in the layout of the streets yet still be able to meet the ordinance requirements for street layout and could the wooded area be used for storm water management. A secondary emergency access point could be obtained either by utilizing the existing PP&L right-of-way or by extending "Street C" and connecting it to Wood View Drive. This, however, would require permission from R. Gerhart. D. Zimmerman suggested a meeting be held with D. Ober to get his feedback on a secondary access point.

C. Venarchick stated the comments from the Commission will be taken into consideration with the plan revision.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager