

WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
Warwick Township Municipal Office
November 26, 2019

Daniel Zimmerman, Township Manager and Secretary to the Planning Commission, convened the November 26, 2019 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Jane Windlebleck, Craig Kimmel, Daniel Garrett, Marcello Medini, and Kenneth Kauffman. Absent were Commissioners Thomas Zug, John Gazsi, and Robert Kornman. Also in attendance were Chuck Haley from ELA Group, Inc.; Billy Clauser, Township Planner; Carol Rettew and Thomas Eiseman, 231 W. Woods Drive, Lititz; Steve Borg, 331 Owl Hill Road, Lititz; and Susan Keysar, 229 W. Woods Drive, Lititz.

APPROVAL OF MINUTES: With no corrections or additions to the October 23, 2019 minutes, they stand approved as submitted.

DISCUSSION ON REVISED SKETCH PLAN FOR 331 OWL HILL ROAD: S. Borg was present to review the plan before the Commission. The plan was before the Commission at the October 23, 2019 meeting. He is before the Commission tonight with some revisions to the plan from comments that were received at this meeting. One of the issues raised was going over the 10% grade with the access drive. S. Borg stated with the revised plan a serpentine access is now proposed. This makes the slope a 9% grade. With this plan, a larger stormwater BMP is proposed on the back corner lot. C. Haley inquired if there was going to be a retaining wall along the curve. ___ stated there would be as well as along the driveway of lot 1. At this time it does not look like any variances will need to be obtained.

The Commission still had some reservation about the grading of the property. The Applicant thanked the Commission for their input.

CONSIDER THE WEST WOODS DRIVE SUBDIVISION PLAN, PREPARED BY HARBOR ENGINEERING, DATED 10/2/2018: Steve Gergely from Harbor Engineering along with Mark Will of WP Partners LLC were present to review the plan before the Commission. M. Will is the equitable owner of the property. The property is located on the north side of W. Woods Drive. The lot is four acres and is largely wooded with pockets of wetlands located on the west side. A Sketch Plan was before the Commission last fall and feedback was received from both the Commission and the Board of Supervisors. This plan represents the changes made from those comments received. The proposal is for a seven lot single family subdivision. It would be serviced by a private street off of West Woods Drive. Instead of a cul-de-sac there is a turnaround for emergency service vehicles, trash services etc. C. Haley inquired why the turnaround was not located at the end of the street. S. Gergely stated due to the topography of the site this was not feasible. D. Zimmerman inquired if preservation of some of the more sizeable trees was considered. S. Gergely stated the existing trees around the periphery will remain primarily around the rear and side of the property line. The stormwater design is for two retention basins proposed at the west end of the site which will discharge directly into the wetlands. In addition, on the Trimble lot a 100 foot Riparian Buffer is also being proposed on the east side of the creek to handle some of the runoff from the development. There will be swales along the side of the road edge and there will be culverts under the driveways. Re-grading will be done along West Woods Drive on the north side to make sure the water sheet flows into the site and the retention basins. The lots will be served by public water and sewer.

In order to utilize the Trimble Property as a stormwater management system, it was suggested by ELA that the entire

width, which includes a portion of the wetlands, that a conservation easement be attached to that section to make sure it stays in a natural state. S. Gergely outlined on the Smartboard the area that will be under the conservation easement for the Commission to see. A total of approximately two acres will be placed in this protected easement.

S. Gergely stated the structural wall along the west side of the access drive is to protect the wetlands as well as to bring the grade up to the 10% slope. The highest point of the wall is 6 ½ feet. It will be nine feet off the edge of the cartway. A guiderail will be placed as well.

The following waivers are being requested:

Section 285-11.C(3)- Existing Features within 200 feet of the subject Tract.

Section 285-14.E- Fee-in-lieu of Parkland Dedication.

Section 285-14.E- Fee-in-lieu of Traffic Impact Study.

Section 285-27.B- Private Street Standards.

Section 285-27.J.(3)- Improvements to Existing Streets.

Section 285-28.B.1.d-Sidewalks.

Section 285-28.C- Curbs.

Section 285-29.D(6)- Reverse Frontage Lots.

C. Kimmel felt if the waiver for the reverse frontage lots were granted allowing for a decrease in setback, some compensatory feature should be given back. One suggestion was to double the landscape as compensation.

Section 270-37.A.(10)- Volume Control.

Section 270-33.B- Rate Control.

Section 270-34.G- Minimum Floor Elevations.

Section 270-34.C.1- Conveyance Facility Design.

Tom Eiseman, 231 W. Woods Drive, was concerned about the headlights from the cars shining into the house of Don & Laurie Mumma who live at 227 W. Woods Drive. He also had a question about lighting. S. Gergely stated there will be no streetlights. The only possible lights would be lampposts on the properties themselves.

On a motion by C. Kimmel, seconded by D. Garrett, the Commission unanimously approved the waiver requests with the exception to Wavier #8 with the condition to double the landscape buffer in exchange for the reverse frontage reduction.

On a motion by D. Garrett, seconded by C. Kimmel, the Commission gave conditional approval of the West Woods Drive Subdivision Plan, prepared by Harbor Engineering, dated 10/2/2018 subject to addressing all outstanding comments from the ELA Letter dated November 21, 2019 as well as the Entech Letter in addition to acquiring all necessary permits from DEP.

CONTINUE REVIEW OF THE UPDATE TO THE LITITZ/WARWICK OFFICIAL MAP: D. Zimmerman stated the following are changes that have been made thus far however this is not the final version. 1. The realignment of East and West Woods Drive along with the proposed trail system that would connect to the trail system in Manheim Township along Millport Road. 2. Connections are shown into several stubs such as Appaloosa Drive to Star-lite Drive. 3. The streets have been updated at Traditions of America. 4. The connection from Tupelo Street to Hillcrest Avenue is the last developable tract and is currently up for sale. 5. All the road systems in Rock Lititz have been incorporated. 6. The Clark Farm located at the corner of Brunnerville Road and Newport Road does not have a lot of options. However there are two access points, one from Laurie Lane and one from Robin Hill Drive. 7. Lititz Reserve and Warwick Crossings were also updated. The Sam High Tract was also discussed.

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ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager