

WARWICK TOWNSHIP PLANNING COMMISSION
Meeting Minutes
Warwick Township Municipal Building
May 27, 2020

Due to the COVID-19 restrictions this meeting was held virtually.

Chairman Tom Zug convened the May 27, 2020 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Jane Windlebleck, John Gazsi, Marcello Medini, Craig Kimmel, and Daniel Garrett. Absent were Commissioners Kenneth Kauffman and Robert Kornman. Also in attendance were Daniel L. Zimmerman, Township Manager; Billy Clauser, Township Planner; Chuck Haley from ELA; Alex Piehl from RGS Associates; Gary Gassert from Moravian Manor; Chris Venarchick from RGS Associates; John Schick from Rettew Associates; Randy Hess; Joyce Gerhart from RGS Associates; Doug Parkins; Lee Moyer; Dana Clark; Mike Fyock; Laura Knowles from the Lititz Record Express; Brandon Ziegler; Brian Donmoyer; Herb Flisdorf; Norris Boyd; Mike Peachy; Michelle Bingham; and Porter Stevens.

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

CONTINUED DISCUSSION ON SKETCH PLAN FOR MORAVIAN MANOR AT THE CORNER OF WOODCREST AVENUE AND 6TH STREET, PREPARED BY RGS ASSOCIATES: Daniel Garrett has recused himself from participating in this discussion as he is a member of the Board of Trustees of Moravian Manor as has Craig Kimmel as Moravian Manor is a client. Alex Piehl with RGS Associates along with Gary Gassert from Moravian Manor were present to review the plan before the Commission. A. Piehl stated the plan that is before them tonight is a result of feedback that was received from the Commission when the sketch plan was before them in April as well as feedback that was received from ELA. One concern the Commission had was the safety of the connection point to W. Sixth Street. TPD was contacted to review this access point. TPD felt that the queuing and functionality would be a factor as well as the speed and volume of the traffic on Woodcrest Avenue. Therefore it would be more desirable to keep the connection point on Sixth Street. A. Piehl noted that when an access point was added on Woodcrest Avenue it added approximately 100 feet of length to the alley. Although a portion of the alley was lost at the end at Sixth Street it was extended further to make Lot 1 work which eliminated any potential for stormwater management in this area. The radius return on the alley was increased and the alley was pulled away approximately 30 feet from the north boundary to allow for more space between the alley and the properties to the north. This also allows the potential for a stormwater facility in this area. The alley itself is 18 feet wide. The Ordinance requires an alley width of 20 feet however there is a provision that allows alleys to be reduced down to 12 feet. No parking would be allowed along the alley. There is 52 feet between the alley and the homes. In the case of an emergency, a fire truck would serve the homes from Woodcrest Avenue and ambulance service could be accessed from the alley. J. Windlebleck inquired where trash pickup would be from. D. Zimmerman stated trash is currently collected from Woodcrest Avenue.

J. Gazsi inquired what the distance was from the roundabout to the alley. A. Piehl stated it is 125 feet. D. Zimmerman stated PennDOT would have to issue an HOP for any access and they prefer a connection to the lesser classified street and Sixth Street is a local street and Woodcrest Avenue is a minor collector road so this is something for the Commission to take into consideration. A. Piehl stated there would be sidewalk along Woodcrest Avenue and likely there would be a sidewalk connection from the homes to the sidewalk along Woodcrest Avenue. There is a question about these being reverse frontage lots. The Township's ordinance defines an alley separately from a street and a double frontage lot is defined as a lot that is bordered by streets on both sides so there is the potential these would not

be considered double frontage lots. C. Haley responded if these were considered double frontage lots any access to Woodcrest Avenue would be restricted with easements. With no further questions from the Commission, the plan will next go before the Board of Supervisors.

CONTINUED CONSIDERATION ON THE ORCHARD ROAD PRELIMINARY SUBDIVISION PLAN, PREPARED BY RGS ASSOCIATES, DATED 2/12/2020: Chris Venarchick with RGS Associates along with John Schick from Rettew Associates and the Applicant Randy Hess were present to review the plan before the Commission. C. Venarchick stated since last being before the Commission, he has been working with Staff through reviews with ELA and trying to address the comments made by the Commission regarding the project. The sewer and water module were conditionally approved at the WTMA meeting on April 21, 2020. The Applicant will give a contribution to upgrade the water system to account for the project. There were some questions about the utilities along Orchard Road. Some of these utilities will be shifted to the north side of the road to try and minimize the disturbance to Orchard Road. Another comment from ELA, some residents as well as the Township Staff was regarding access to the Gerhart property to the north. If this connection cannot be made now, the plan is laid out that a connection can be made in the future. A secondary access point comes off of Orchard Road and goes between Lots 52 & 53.

Lot size was also a concern with the properties located to the northeast and how this area was going to be maintained. There will be an HOA for this development and although the lots will go all the way back to the far eastern property line, in the HOA document it will be stated that the HOA is responsible for maintaining the basin as well as all the other basins on the site. The Township will also have access to these basins in the event that the HOA would default for some reason. D. Garrett inquired what responsibilities would fall on the HOA. D. Zimmerman replied there would be two parts, an open space maintenance plan as well as a maintenance plan for all stormwater facilities.

As far as a Park and Rec Fee, in lieu of dedicating land the Applicant intends to pay a fee.

There was a question regarding the PPL right-of-way. C. Venarchick has been in touch with PPL and has provided them with plans. Once the plan is approved, they will start an in-depth review.

For stormwater management, there will be two stormwater facilities that flank Street A which will pick up drainage from the north and will be released through a pipe system along Orchard Road. As part of the design, inlets will be introduced which will also collect drainage along Orchard Road. Orchard Road will be widened and curbing is also being proposed along the property frontage. The water will be discharged on the south side of Orchard Road. To the west of the property there is a tiered system handling the stormwater and discharging it to another facility before it gets to the neighboring property. It was designed so the water is being released in a flow rate that is less than or equal to the pre-development condition.

A traffic study was prepared which showed a minor need for improvement to the southwest at Orchard Road and 772. The Applicant has looked into the design and construction to introduce a turn lane at this intersection. The intersection at Brunnerville Road and Newport Road was also looked at which showed there is a minor influence here as well. As a result, the Applicant is looking to possibly give a contribution to help upgrade this intersection. D. Zimmerman stated a preliminary engineering design has been started at the intersection of Newport Road and Brunnerville Road. The Township was successful in receiving \$950,000.00 earmarked from PennDOT for this intersection. D. Zimmerman feels this will not be enough which is why a preliminary engineering design was started this year so the opportunity is there to go back and supplement the grant allocation.

C. Venarchick is aware that residents have expressed concerns regarding safety on Orchard Road. In addition to the widening of Orchard Road and curbing along the frontage of the property, there will be sidewalk installed along the entire frontage of the property to allow pedestrians to get off of Orchard Road.

There are two areas of dedicated easement areas for conservation protection of the existing woodlands. T. Zug questioned why the waiver for lot depth should be granted when the home owner would not gain any benefit from

having this extra land. C. Venarchick stated the main reason was to offer variety in lot size. The Commission felt this was not a good enough reason to grant the waiver request. C. Venarchick stated if the lot line was brought closer to the home, a waiver request would be needed for the remainder of the land because it would be landlocked and would not have frontage.

M. Medini inquired what kind of dialogue there has been with Mr. Gerhart regarding the potential for access through his property. R. Hess responded he spoke with Mr. Gerhart in early March and provided him with an exhibit. Mr. Gerhart did seem agreeable however specific details such as cost were not discussed at that time. R. Hess said he would follow-up with him but has not been able to reach him since his initial conversation. D. Zimmerman stated Mr. Gerhart contacted the Township regarding the potential access and how this would impact the preservation plan.

D. Zimmerman stated there was a concern regarding protection to the ag operations. On one side of the property Mr. Fyock is zoned agricultural and on the other side Mr. Clark is zoned Rural Estate and both are actively farmed. On Mr. Fyock's side the ordinance requires there be a minimum of a 100 foot setback from an R-1 zoned land to active agriculture. As noted on the plan, this is exceeded by the riparian buffer easement. A second requirement is that the Agricultural Nuisance Disclaimer has to be recorded in each of these lots. Typically this is only done for the lots adjacent to the agriculturally zoned land. Since there is a request by both sides that are actively farming this disclaimer could be recorded for all lots of the development because this would provide continuity. A third requirement is for a setback on auxiliary structures which is 10 feet. It also restricts tree planting 30 feet within the property line. R. Hess stated he did have a meeting with the Clark Family prior to the March meeting and he did offer to provide the Ag Nuisance Disclaimer to them. He is agreeable with offering this disclaimer to all of the deeds.

D. Zimmerman inquired of the Planning Commission if they preferred the emergency access point to follow the PPL easement or if they would like it to go between lots 52 & 53. The Commission's preference was for the emergency access to go through lots 52 & 53. C. Venarchick and R. Hess have no issues with this change to the plan.

On a motion by D. Garrett, seconded by J. Windlebleck, the Commission approved the waiver with a vote of 5-1 for the permanent cul-de-sac streets based on the emergency access going up between lots 52 & 53 with the caveat that the negotiations with Mr. Gerhart continues in earnest.

The waiver request for lot depth in the northeast corner for lots 35, 36, 37 & 38 was denied.

On a motion by D. Garrett, seconded by C. Kimmel, the waivers for Remaining Lands, Loading Ratio, and Impervious Coverage were approved by a vote of 5-1.

On a motion by D. Garrett, seconded by C. Kimmel, the Commission by a vote of 4-2 approved the Orchard Road Preliminary Subdivision Plan, prepared by RGS Associates, dated 10/23/20.

CONSIDER THE LITITZ RESERVE REVISED PRELIMINARY SUBDIVISION PLAN, PREAPRED BY RGS ASSOCIATES, DATED 2/12/2020/: Joyce Gerhart with RGS Associates was present to review the plan before the Commission. J. Gerhart stated the Preliminary Plan deals with the reconfiguration of Meadow Rose Drive in the southeast corner and the reconfiguration of four lots in the southwest corner by Kissel Hill Road. The lots by Kissel Hill will be two pairs of units rather than a set of four units as this worked out better with the grading. In the previous Preliminary Plan, Meadow Rose Drive came down to a cul-de-sac at the property line. Since that time the developers have entered into an agreement with LEFC Church, who owns a portion of land along Sixth Street, and Mr. Brandt. This plan shows Meadow Rose Drive coming out to Sixth Street. There is an alley for the units that front Sixth Street.

J. Gerhart stated there are 10 modifications, 7 of which were approved at the previous Preliminary Plan, for the previous design and there are three new ones. Two relate to the cul-de-sac and one relates to the type of slant curb that is being used.

J. Gerhart stated a traffic study was done for the Sixth Street corridor which also included Kissel Hill Road, Owl Hill Road and the Pierson Road intersection. The proposal for both the Kissel Hill and Sixth Street intersection and the Kissel Hill and Owl Hill Road intersection is to do a post construction study to determine what the actual traffic impact is so the needs can be determined.

C. Kimmel stated he thought it made more sense if lot 193 would have access off of Meadow Valley Drive instead of Azalea Alley. J. Gerhart stated this could be done. D. Zimmerman inquired if the landscaping buffer behind the units on Sixth Street was going to be bermed and J. Gerhart stated yes. He also inquired why there is the request for deviation from the use of native plants. J. Gerhart stated because the native plants that are listed on the Ordinance, such as Hemlocks, are susceptible to disease and they would prefer to use Spruce Trees.

On a motion by M. Medini, seconded by C. Kimmel, the Commission unanimously approved the three new requested waivers.

On a motion by C. Kimmel, seconded by J. Gazsi, the Commission unanimously approved the previous seven requested waivers.

On a motion by C. Kimmel, seconded by J. Windlebleck, the Commission unanimously gave conditional approval for the Lititz Reserve Revised Preliminary Subdivision Plan, prepared by RGS Associates, dated 2/12/2020.

CONSIDER THE WARWICK CROSSING PRELIMINARY SUBDIVISOIN PLAN, PREPARED BY RGS ASSOCIATES, DATED 3/4/2020: J. Gerhart was present to review the plan before the Commission. She stated this plan follows closely to the Conditional Use Plan. There are some minor layout changes. One request from the Conditional Use Plan was to provide an open space lot between the units on Autumn Harvest Lane and Windmill Way which has been done. The other request was to provide open space behind the units along Kissel Hill Road and Pierson Road and having the HOA own and maintain this area instead of the homeowner.

The following waivers are being requested:

Section 285.34.C(8)- Street Trees

Section 285.28.B(1) and 285.B.(1)(d)-Sidewalks

Section 270.10.D.1-Runoff Curve Numbers

Section 270.11.P-Storm Sewer Perpendicular to Street Centerline

Section 270.33.A-Rate control Time Shift

D. Zimmerman stated Warwick Crossing is tied in to the construction of Sixth Street. In 2021 the Township will bid out the section of Siegrist Farm Road and it will be completed the following year. The section from the intersection of Siegrist Farm Road to the roundabout will also be completed in 2021. The section of Sixth Street between Siegrist Farm Road to Lititz Reserve Lane and Warwick Crossing Drive would be completed in 2022.

C. Kimmel inquired if there was a way at the stub between Phase 1 and Phase 3 that until Phase 3 is built there could be a temporary emergency vehicle access out to Sixth Street or to Siegrist Farm Drive. J. Gerhart stated this has been discussed between her and L. Moyer and she does not see an issue with this request. At the end of Phase 1 there is a WTMA sewer connection so this might be a good area to have the emergency access point.

On a motion by C. Kimmel, seconded by D. Garrett, the Commission unanimously approved the five requested waivers.

On a motion by D. Garrett, seconded by J. Gazsi, the Commission unanimously gave conditional approval for the Warwick Crossing Preliminary Subdivision Plan, prepared by RGS Associates, dated 3/4/2020.

Planning Commission
May 27, 2020

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:36 p.m..

Respectfully submitted,

Daniel L. Zimmerman
Township Manager