

WARWICK TOWNSHIP PLANNING COMMISSION
Meeting Minutes
Warwick Township Municipal Building
November 24, 2020

Chairman Tom Zug convened the November 24, 2020 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Jane Windlebleck, Craig Kimmel, Dan Garrett, Marcello Medini, and Robert Kornman. Absent were Commissioners John Gazsi and Kenneth Kauffman. Also in attendance were Daniel L. Zimmerman, Township Manager; Billy Clauser, Township Planner; Joel Young with Rettew Associates; John Eisenhower and Dave Schrader from Landmark Homes; and Mike Huxta and George Smith from the ELA Group.

APPROVAL OF MINUTES: With no additions or corrections to the October 28, 2020 minutes, they stand approved as submitted.

CONSIDER THE WALTON HILL SKETCH PLAN SUBMITTAL, PREPARED BY RETTEW ASSOCIATES, DATED 11/4/2020: Joel Young with Rettew Associates along with John Eisenhower and Dave Schrader from Landmark Homes were present to review the plan before the Commission. J. Young stated the property is 25.5 acres zoned R-1. Most of the property consists of older crop land however there is a wooded area located on the eastern side of the property. The proposal is for 51 single family homes with lot sizes of approximately 6,000 square feet. The homes will be serviced with public water and sewer. The development will tie into two existing roads Tupelo Street and Hillcrest Avenue with cul-de-sacs coming off these streets. There will be sidewalks on both sides of the streets within the development. The stormwater facilities which are shown on the Sketch Plan are tentative as studies are still being conducted however they are relatively close as to what will ultimately be proposed.

J. Young stated the cul-de-sac length for "Street D" is shorter than the required length due to the existing stream and a sewer easement. A modification for this relief would be required and he would like the Commission's feedback on this. R. Kornman inquired who would be responsible for the undeveloped land. D. Schrader stated an HOA would be established and would therefore be responsible party for the maintenance of these areas. D. Zimmerman noted an Open Space Management Plan would need to be created as part of the Conditional Use. D. Zimmerman stated with regards to the shortened cul-de-sac, this would not make the Township eligible for liquid fuels. In addition, more than 10% can't be exceeded on the actual grade of a street so this will need to be looked at more closely. C. Kimmel inquired if any thought was given to a walking trail in the open area. J. Young inquired if the sewer easement could be used for a possible crushed gravel type of trail. D. Zimmerman stated this could be discussed further as a possibility. Overall the Commission liked the plan but would like to see if the cul-de-sac can be lengthened by the 50 feet to meet the requirement or a fee be contributed to the Township.

CONSIDER THE WARWICK SCHOOL DISTRICT CAMPUS IMPROVEMENT PLAN, PREPARED BY ELA, DATED 8/23/2019: C. Kimmel recused himself from this discussion. Mike Huxta with the ELA Group was present to review the plan before the Commission. M. Huxta stated the plan was submitted as a Revised Land Development Plan. The original plan was submitted and approved in 2010. The plan is still approved until July 2021. The original plan that these improvements were a part of included the Warwick Campus and the Middle School project. However at that time not everything was built. The Permit Extension Act extended the length of the approval until 2021 however the Earth Disturbance Permit from DEP has expired. In order to keep this valid, all the new DEP requirements had to

be met which entailed revising the stormwater management plan for these improvements. The decision was made to revise the plan for the improvements that were not built, scale things back, reduce the paving and add parking by the auxiliary track. The aim is to match up the new NPDES permit with the revised Land Development Plan. This will extend all the permits for five years. This will allow the School Board to decide if they want to do the improvements all at once or only certain parts.

The proposed plans are as follows:

- Below the stadium there is an existing stormwater basin. The parking will be extended with an additional 42 spaces and an underground retention basin will be placed.

- A new Field House will be built that will be just under 14,000 square feet.

- A new synthetic turf multi-purpose field will be placed. In-between the Field House and the multi-purpose field will be a concourse walkway.

M. Huxta stated all the above improvements were on the previously approved plan. The following change was not on the previous plan and will need to be approved:

- Parking will also be added by the auxiliary track. Thirty parking spaces along the access drive in three different areas will be replaced. This will be accomplished by utilizing 90 degree parking so they are able to be accessed in both directions.

M. Huxta stated Lititz Borough is also reviewing this project. They are mostly concerned about the stormwater aspect. R. Kornman had some comments about pedestrian congestion that M. Huxta answered.

CONSIDER DRAFT OF THE LITITZ BOROUGH AND WARWICK TOWNSHIP ACT 537 SEWAGE FACILITIES

PLAN: D. Zimmerman stated this was a stated goal in the Forge the Future 2022 Plan with Lititz Borough. This plan has not been updated since 2009. D. Zimmerman noted that there were no significant indications or corrections from the study. One finding was the total hydraulic capacity of the plan as built which meets all the current Chesapeake Bay mandates is 4.81 million gallons per day. In the course of the study the capacity was able to be increased from 1.629 million to 2.048 million gallons which is a gain of 400,000 additional gallons of capacity for the Township. This will meet the current zoned tracts of land going out to a 20 year capacity.

There was some I&I in which approximately 150,000 gallons of capacity were lost. Approximately 2/3 of this has been gained back. The Authority spent over \$600,000.00 on pipe replacement and manhole repairs to seal the system. The Authority will have to rebuild and replace Station 13 at Saylor Park which would probably take place in 2022. In addition, the pumps at Station 1 will need to be modified with larger pumps. The 537 Plan is currently out for public comment until January 11, 2021.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager