

## **WARWICK TOWNSHIP PLANNING COMMISSION**

### **Meeting Minutes**

January 27, 2021

**Due to COVID-19 this meeting was held virtually.**

Acting Chairman Tom Zug convened the January 27, 2021 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Jane Windlebleck, Craig Kimmel, John Gazsi, Ken Kauffman, Marcello Medini, and Robert Kornman. Absent was Commissioner Daniel Garrett. Also present were Daniel L. Zimmerman, Township Manager; Chuck Haley with ELA; Billy Clauser, Township Planner; Matt Crème; Mike Huxta; Mark Will; Randy Dautrich; Porter Stevens from the LCPC; Benjamin Field; Tyler Hill with ELA; and Ethan Dippner, Boy Scout.

**REORGANIZATION OF COMMISSION:** Tom Zug opened the nominations for Chairman. On a motion by C. Kimmel, seconded by R. Kornman, the Commission unanimously nominated T. Zug to remain Chairman of the Planning Commission. T. Zug then opened the nominations for Vice-Chairman. On a motion by K. Kauffman, seconded by C. Kimmel, the Commission unanimously nominated J. Windlebleck to remain Vice-Chairwoman of the Planning Commission. T. Zug then opened up the nominations for Secretary. On a motion by C. Kimmel, seconded by Windlebleck, the Commission unanimously nominated Daniel Zimmerman to remain as Secretary of the Planning Commission.

**APPROVAL OF MINUTES:** R. Kornman stated he would like added to the minutes his comments about the safety concerns for the parking along W. Maple Street with regards to the Warwick Campus Improvement Plan. This will be added to the last paragraph of the Campus discussion. With this addition noted, the minutes stand approved as submitted.

**CONSIDER THE MARK WILL 1213 ORCHARD ROAD FINAL SUBDIVISION PLAN, PREPARED BY TRIMBLE SURVEYORS, DATED 1/6/2021:** Randy Dautrich and Mark Will were present to review the plan with the Commission. R. Dautrich stated the plan is for Parcel "A" to be subdivided off of "Mark Will Tract 1" and Parcel "C" will be added to "Mark Will Tract 1". "Mark Will Tract 2" will be added to Parcel "A" to create a lot and "Gassert Tract 1" will be subdivided off of Parcel "B" and added to Parcel "A" and "Mark Will Tract 2" to create one lot with access out to Pine Hill Road. There are no plans for a home and no need for sewer or a well is being proposed at this time.

The following waivers are being requested:  
Section 285-11: Preliminary Plan Submission  
Section 285-11.C(5): Existing Features

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

On a motion by K. Kauffman, seconded by Medini, the Commission unanimously gave conditional approval of the Mark Will 1213 Orchard Road Final Subdivision Plan, prepared by Trimble Surveyors, dated 1/6/2021.

**CONSIDER THE WARWICK SCHOOL DISTRICT CAMPUS IMPROVEMENT PLAN, PREPARED BY ELA, DATED 8/23/2020:** C. Kimmel and K. Kauffman recused themselves from the discussion. Tyler Hill and Mike Huxta with ELA were present to review the plan with the Commission. T. Hill stated since the plan was first presented before the Commission

there have not been a lot of changes. The only items that need to be addressed from the ARRO Letter are the administrative items. The NPDES Permit is still being worked on.

R. Kornman would like to address his continued concern about the safety of the parking along W. Maple Street. He is concerned that the motorists pulling in and or backing out from these spaces have a greater tendency to get hit. He feels there are other places where this parking could be placed. T. Zug pointed out this was also a comment in the County Review as well. Other Commission Members have the same safety concern as well. R. Kornman suggested moving the parking to the north side of the existing parking area on the other side of the street. M. Huxta stated the Applicant would like to keep parking as close to the auxiliary track as possible as that is who the main use of the parking spaces is intended for. In the original plan from 2010 the intent was to remove the auxiliary track and create a separate parking lot in that area. Now that the intent is to keep the track, the only place to get parking to work are where the 30 spots shown on the current plan. M. Huxta feels with the mitigation in place with the speed bumps and the 15 MPH speed limit this will help slow the traffic before getting to these parking areas. R. Kornman stated the current speed bumps are more like crosswalks and do not slow traffic down. He inquired if regular speed bumps would be considered as an alternative. M. Huxta stated that these could be added if that were what the Commission requested. R. Kornman stated parallel parking in this area would be safer than the 90 degree parking that is being proposed. M. Huxta stated the downside to parallel parking is not as many spaces can be provided. The Applicant wanted to get as much parking as possible for the amount of expense that is going in to revising the stormwater basin and making the other improvements in this area. R. Kornman suggested placing parallel parking on both sides of the street. M. Huxta stated he did not feel this would be possible as this would require a lot of excavation with the amount of slope. T. Zug suggested a parking area be placed in the open space on the same side as the track directly across from the entrance of the existing parking area on the north. M. Huxta stated he can look at the grading and see if this would be a possibility. R. Kornman also made the suggestion that more speed bumps be placed like the ones that are located on the main access road through the campus in addition to the crosswalk raised areas. M. Huxta stated another possibility is to mark the pedestrian crosswalk with a florescent Yield to Pedestrians sign is an effective way to get motorists to naturally slow down. Porter Stevens from the Lancaster County Planning Commission stated another way to potentially address the parking issue and associated safety concerns is to consider the parking spaces as reversed angled in parking spaces. This would allow more visibility for the drivers who are parked in these spaces. M. Huxta stated this was discussed at the November Planning Commission meeting. He stated the reason this was not originally proposed is this is good for traffic coming from one direction however when traffic is coming from both directions it tends to get confusing as to which direction to pull into the space.

On a motion by R. Kornman, seconded by M. Medini, the Commission unanimously gave Conditional Approval of the Warwick School District Campus Improvement Plan, prepared by ELA, dated 8/23/2020 conditional to shifting the parking to the west utilizing double bay parking with access to the street across from the existing parking lot and another access onto W. Maple Street.

**PROPOSED AMENDMENT TO THE ZONING ORDINANCE:** D. Zimmerman stated there are some items that the Township would like to address in this ordinance. Two areas in particular are signage and historic structures. Consideration is being given to prior to demolition of an Historic Class 1 or Class 2 Structure to go through some type of a review process. The only requirement in place presently is that an inventory of the structure, which involves the filling out of a form, along with exterior and interior pictures of the structure be submitted to the Township. Another item that will be addressed is flag lots. A draft of these items will most likely be presented to the Commission at next month's meeting.

**ADJOURNMENT:** With no other business to come before the Commission, the meeting was adjourned at 8:01 p.m.

Respectfully submitted,

Daniel L. Zimmerman  
Township Manager