

WARWICK TOWNSHIP PLANNING COMMISSION
Meeting Minutes
Warwick Township Municipal Building
May 26, 2021

Chairman Tom Zug convened the May 26, 2021 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Jane Windlebleck, John Gazsi, Dan Garrett, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Also in attendance were Daniel Zimmerman, Township Manager; Billy Clauser, Township Planner; Joyce Gerhart with RGS Associates; Alex Piehl with RGS Associates; Andrew Szalay with Habitat for Humanity; Gary Gaissert Board Member with Habitat for Humanity; Craig Smith with RGS Associates; Michelle Bingham and Denise Freeman of 603 Woodcrest Avenue, Lititz; Heather Crownover and Dan Cicala with Fidevia.

APPROVAL OF MINUTES: With no corrections or additions to the March 24, 2021 minutes, they stand approved as submitted.

CONSIDER THE LITITZ RESERVE REVISED LOT ADD-ON PLAN, PREPARED BY RGS ASSOCIATES, DATED 5/5/2021: Joyce Gerhart with RGS Associates was present to review the plan before the Commission. J. Grhart stated there is land being transferred from Dean Brandt to Lititz Reserve and Lititz Reserve has purchased land from LEFC. All of the land from D. Brandt that is involved in the subdivision was included in the lot add-on as well as the LEFC land. This was all created into one parcel. As part of the revised preliminary plan, one single family lot is being proposed. Lititz Reserve will subdivide this lot in a future phase of Lititz Reserve. In the process of completing the land transfer, it was discovered that the land was included in part of the lot add-on. The new lot add-on plan sets it up so that the parcel of land that will contain the single family lot will be retained with the D. Brandt property instead of being joined with the Lititz Reserve property.

On a motion by K. Kauffman, seconded by D. Garrett, the Commission gave conditional approval for the Lititz Reserve Revised Lot Add-on Plan, prepared by RGS Associates, dated 5/5/2021.

CONSIDER THE WOODCREST AVENUE/SIXTH STREET SKETCH PLAN, PREPARED BY RGS ASSOCIATES: J. Gazsi recused himself as he is on the Board of Trustees at Moravian Manor. Alex Piehl with RGS Associates along with Andrew Szalay with Habitat for Humanity and Gary Gaissert a Board Member for Habitat for Humanity were present to review the plan before the Commission. A. Piehl stated the property being discussed tonight is undeveloped and located at the northeast side of the roundabout at Woodcrest Avenue and Sixth Street. Layout option 1 includes seven single family homes on individual lots that would be served from an alley that is connected from Sixth Street and would go behind the homes with driveway access to the rear. The existing stormwater facility that was installed as part of the roundabout project would be converted as part of the development of this property. The homes would be 35 feet wide and approximately 45 feet deep and approximately 1,400 square feet in size. This is how the lot width was determined which is 65 feet with an overall lot size of a little over 12,000 square feet. The required lot width is 100 feet in the R1 zone and the minimum lot area is 15,000 square feet so two variances would be needed. A second option for the property has essentially the same layout but would only include six single family homes with the lots being 80 feet. As far as the lot configuration and size, this is consistent with the adjoining lots.

There was some discussion on the access point coming off of Sixth Street instead of Woodcrest Avenue. A. Piehl stated preliminary analysis determined access from Sixth Street would be adequate and more favorable than access from Woodcrest Avenue however more studies would need to be done. J. Windlebleck had concerns regarding the width of the alley and larger vehicles such as garbage trucks being able to access the homes without blocking the alley as well as being able to turn around. A. Piehl stated this would be reviewed further to see if any changes could be made.

Andrew Szalay with Habitat for Humanity, spoke about their mission.

To summarize for the Commission, D. Zimmerman stated they saw this application last year by Moravian Manor who was going to sell the houses on an open market. It went before the Zoning Hearing Board for a variance request which was denied due to lack of proving a hardship. If this plan were to go before the Zoning Hearing Board, D. Zimmerman feels they would want to know what level of support the Commission has for this type of project. The one difference is with the smaller type of housing unit they would not exceed 1500 square feet and would be able to make all setback requirements of the R-1 Zoning.

The Commission had the same concerns as with the previous plan concerning the alley access onto Sixth Street but were ok with the increase in the number of lots.

CONSIDER THE COMPASS MILL SITE SKETCH PLAN, PREPARED BY RGS ASSOCIATES: Craig Smith with RGS Associates along with Mark Will, the developer of the project, were present to review the plan before the Commission. The site is located along Rothsville Road and currently includes four properties totaling 5.3 acres in size. There are four points of access currently on to Rothsville Road which will be reduced with the project. There are seven buildings located on the property which will be renovated and parking will be associated with each. Building 1 will be food preparation and a microbrewery. Building 2 is the Artisans Shop which will eventually have an addition added to it. The third building will be a coffee shop. The fourth building will be a small office. The fifth building will be an events space. The sixth building will be an Inn and the seventh building will also be an event space. The proposal is for one access point with the access point at the park remaining and approximately 100 parking spaces with 9 of those spaces being shared with the park.

C. Smith reviewed some of the zoning issues that would need to go before the Zoning Hearing Board. There is public sewer however water is currently obtained through multiple wells. In addition, there are some nonconforming setback issues involving the "pink house". Additionally there will be some issues with providing the necessary landscaping and some clarification will be needed on the parking.

B. Kornman had concerns with the lack of parking and concern with the screening along Rothsville Road. It was suggested that Building seven could possibly be moved further back, or removed, to provide for more parking. Overall the Commission liked the idea of the project.

CONSIDER THE REVISED PLAN FOR THE WARWICK SCHOOL DISTRICT, PREPARED BY ELA GROUP: Chuck Haley with the ELA Group along with Dan Cicala from Fidevia were present to review the parking issues that were brought up at the January meeting with the Commission. The Commission had concerns regarding the parking along the access way. At that time there was a suggestion to expand an existing parking area as well as to add a parking area along W. Maple Street. After review with the School District, 37 spaces were able to be added to an existing parking area and 24 spaces were added along W. Maple Street. Three parallel ADA parking places were also added along the access drive near the path for those wanting to use the track. This hopefully accomplishes what the Commission was requesting in January. The plan has been reviewed by the Conservation District and DEP. The Commission was pleased with the changes.

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On a motion by R. Kornman, seconded by M. Medini, the Commission gave Conditional approval for the revised Final Land Development Plan for the Warwick Scholl District, prepared by ELA Group. K. Kauffman abstained.

CONSIDER PETITION BY WAYNE BAUM AT 970 CREEK ROAD TO JOIN THE WARWICK TOWNSHIP

AGRICULTURAL SECURITY AREA: D. Zimmerman stated this is a 29 acre farm with approximately 14-15 acres in Warwick Township with the rest being located in Manheim Township. The portion in Manheim Township was already preserved under their TDR program. Mr. Baum is currently petitioning to join the Ag Security Area so he will be eligible for preservation in Warwick Township.

On a motion by K. Kauffman, seconded by J. Gazsi, the Commission unanimously approved the petition by Wayne Baum at 970 Creek Road to join the Warwick Township Agricultural Security Area.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager