

WARWICK TOWNSHIP

315 Clay Road
P.O. Box 308
Lititz, PA 17543-0308
(Lancaster County)

WARWICK TOWNSHIP PLANNING COMMISSION

October 27, 2021

7:00 p.m.

Warwick Township Municipal Building

Chairman Tom Zug convened the October 27, 2021 meeting of the Warwick Township Planning Commission at 7:00 p.m. In attendance were Commissioners Tom Zug, Jane Windlebleck, John Gazsi, Craig Kimmel, Dan Garret, Marcello Medini and Robert Kornman. Also in attendance were Brian Harris, Township Manager; Pat Barrett, Assistant Township Manager; Dan Zimmerman; George Smith, ELA; Jacob Evans, 607 North Oak Street Lititz; Pat Dennis, Landmark Homes; Carol Rettew, 231 W. Woods Drive Lititz; Tom Eisemann, 231 W. Woods Drive Lititz; Andrea Shirk, Rock Lititz; Dave Madary, Derck & Edson; and Kevin Ember, Rettew.

APPROVAL OF MINUTES: The September 22, 2021 minutes were approved with the addition of the comments listed below from Robert Kornman.

Addition to the September 22, 2021 Planning Commission Minutes from Robert Kornman regarding the Buck Hill Farm Project: The Buck Hill Farm project is a large and complex project and I feel all of the Planning Commission concerns and comments should be included in the minutes. Those concerns and comments are as follows:

1. Much of the proposed development is on prime soil.
2. There is a detention basin located on a rock outcropping.
3. The proposed extensive development will minimize the quality of life and environment at the front door of our community.
4. It will increase traffic congestion on an already busy four-lane highway which then narrows to a two-lane highway.
5. In addition to Mr. Mendini, most of the other Planning Commission members agreed with these concerns.
6. The property owners and consultants should be focusing on the major issues surrounding the proposed development and the zoning relief they are seeking rather than design details.

CONSIDERATION ON ROCK LITITZ – 400 ROCK LITITZ BOULEVARD PRELIMINARY/FINAL PLAN, PREPARED BY DERCK & EDSON, DATED 07/07/2021 – B. Harris stated that the plan was most recently revised in September of 2021. The project is located in an Industrial 2 zoning district. He oriented those in attendance to the site. The proposed structure is 136,000 square feet, broken in to 5 suites. Suite 1 is roughly 6,500 square feet, Suite 2 is similar, Suite 3 is 30,000 – 12,000 square feet, Suite 4 is approximately 42,000 square feet, and Suite 5 is 45,000 square feet. The entrance to the suites is located on the southern side. In an Industrial 2 district, the impervious coverage is 10% up to 70% with the purchase of TDR's. With this structure being built, it will be close to 43%, which leaves room for further development in the future.

Dave Madary from Derck & Edson Associates addressed the Commission. He oriented those in attendance to the current Master Plan. He stated that Phase 400 is pad ready. It has already been partially graded and Rock Lititz Boulevard already extends across to feed Route 501. From a storm water management standpoint, the flood plain is the primary rate control, volume control, and water quality measure for the entire campus. As each phase is done,



they chip away at the maximum allotted impervious for the flood plain control for the campus. The plan provides four bays along the edges of the flood plain which act like big vegetative filters for runoff coming off of the paved areas. The roof areas of the site are direct discharge into the flood plain. Madary stated that they are still on schedule in terms of having the storm water concept still be able to play out with the full buildout. He notes that it has been tested after each phase, and so far seems to be doing what it is supposed to do. The building consists of tenant spaces. Those tenants are not finalized yet, but they will be in the entertainment industry that are affiliated with Rock Litz. The site was designed to be very sensitive to concerns from the neighbors. They have a substantial landscape berm along the southern property line. They are going to be adding to that berm and planting more trees. Their desire is to create a solid visual buffer. In response to some neighbor concerns, the building was reconfigured to move all truck deliveries to the other side of the building. WESC has looked at the plan and they have signed off on it. There was a question in regards to the connection to Dorchester Drive. The connection to Dorchester was looked at early on in the planning for the campus. In a recent discussion with WESC, everyone agreed that making the connection to Dorchester for emergencies is not necessary at this point. In the future, there will be an extra connection to modify a drive and there was an extra driveway added off of Tollgate. It was felt that it was better to protect the neighbors from a visual and sound standpoint to buffer that berm. There was concern that there would be a visual break to that emergency connection. A. Shirk stated that there are 2 or 3 houses on the end of Dorchester that if the emergency connection was kept there, there would be no way to block their view. The full berm will be a huge benefit to the residential community. Emergency services could not think of any circumstance where they felt they needed to use a connection at this point because of the access they already have to the site. Parking for the campus is not a concern. A traffic impact study was done for this phase and it reinforced some of the traffic warrants for offsite improvements that were required as part of the last phase. There weren't any substantial new improvements warranted, however, after conversations with Township staff, there are some additional improvements beyond the original scope at Newport Road and Route 501. Rock Litz is willing to contribute the funds for those improvements. It was asked if the loading dock in the back corner could be accessed without trucks going along the edge of the residential development. Madary stated that the trucks will have to circulate through the lot adjacent to the residential area. Activity at the dock will occur mostly during daytime hours. A water main already comes across and a water main connection exists at Dorchester, so they will have an extra connection. They are looking at construction starting early next year and then through the fall, dependent on the construction market. A. Shirk stated that they would like to wrap up Studio 2 construction and then work through land development with this plan. She also stated that the plan is to improve the berm as soon as they can prior to construction. There was a brief discussion in regards to sidewalks and the possibility of having sidewalks from suite to suite. On a motion from M. Medini and seconded by C. Kimmel, the Board unanimously recommended the approval of the final plan for 400 Rock Litz Boulevard as well as the waiver request.

DISCUSSION ON WALTON HILL PRELIMINARY PLAN, PREPARED BY RETTEW ASSOCIATES, DATED

09/24/2021 – Walton Hill is a residential subdivision located in an R1 zoning district, located off of West Woods Drive. The site is approximately 25 acres that was approved under the cluster development provision of the ordinance in June 2021. The plan went before the Planning Commission and the Board of Supervisors in July 2021 and ultimately the conditional use was approved in August 2021. The proposal is for 42 single-family building lots ranging from 7,000 square feet up to approximately 13,000 square feet. The developable area of the tract is roughly 16 acres. There are three open space areas that will be maintained by the homeowners association, two of which have basins on them. Lots 43, 44, and 45 are the storm water structures. The basin on lot 44 ties in to the basin on a roughly 9 acre riparian area that will be used to control the storm water and discharge to Bachman Run.

P. Dennis, Director of Land Acquisitions and Entitlement for Landmark Homes, and K. Ember from Rettew were present. Dennis clarified that lot 42, per the agreement of sale with the Walton's, this is going to be a residual lot that is created and will not be part of the development. K. Ember highlighted some items that the Planning Commission may have input or concerns about. There is a proposed gravel pathway that would connect down next to the adjacent pond and come down to the south to the Trimble property and dead end at that point. There was an attempt made to continue make a trail connection through the Trimble property, but at this time it is not an option. The trail

follows the sanitary sewer easement that borders the stream, with a connection just to the north behind the townhouse community. During the conditional use process there were concerns from the neighbors in regards to traffic calming. They are proposing a raised crosswalk that would also be the junction point where the trail to the open space connects into the public sidewalk adjacent to the roadway. There are three proposed open spaces; storm water facilities on two of the lots and then the riparian buffer that will be enhanced and widened along Bachman Run functioning as a storm water BMP to meet some of their credits as allowable for DEP. They are not proposing phasing and construction will occur in one phase per the Township standards over 5 years. There are some retaining walls that will be required in certain areas to allow the road construction to occur and to allow for volume within the storm water basin. The retaining walls have been designed to either be totally within an open space lot or to start and stop within each individual residential lot. A commissioner asked if a retaining wall sits completely on one lot, is it maintained by that lot owner. It was also asked if there was any dedicated way to get to open space C which is the large basin. There is an existing crossing right along the property boundary that will be used temporarily for filling on the other side of the stream. The amount of fill and the grading of the area was discussed. B. Kornman asked if there was a chance of connecting the dead-ended trail into the walkway on the south where the property owner adjacent won't allow the trail to go through his property. He asked if there is a way of connecting back to Road B by maneuvering lots 37 and 41 to the west and putting the trail between lots 36 and 37 or taking the trail over into open space C and connecting it back up to the top end where there is an existing trail. Kornman notes that loop trails are an attractive amenity. T. Eisemann, a neighbor to the proposed property, asked for the properties Kornman was referring to be pointed out. There was a discussion in regards to the trail, the proposed sewer easement which could potentially align, and the slope grade. The grading plan was referred to and consideration of sidewalks along Hillcrest to West Woods Drive was discussed. B. Kornman asked for identification of the narrow strip of land on the south end of C. It was noted that it was an easement for the adjacent property. There was a discussion in regards to traffic and the proposed plan. The conditional use requirements of the Buckwalter tract traffic and Traditions of America traffic were incorporated with the 44 houses on their proposal when looking at the impact on traffic. There was said to be very minimal impact with the roadway and traffic. The recommendation of WESC was to get rid of the Hillcrest name and extend Tupelo the whole way through. The Waltons have requested that when their existing home is demolished and their new home built, that they keep their West Woods Drive address because their mailbox is on West Woods Drive. One waiver, related to the storm water ordinance, has been requested. It was for a lengthening of the spillway of the lower basin, since the spillway would not be used except in an emergency situation. The request is to make the spillway 150 feet wide rather than the 50 feet that the ordinance allows to potentially reduce any erosion. ELA's response was they had no issue with the request but would consider adding some concrete as a level spreader to the spillway length if that were to be approved. The possibility of getting a smaller spillway length, the use of a curb in the center of the spillway, and erosion control on the downhill slope were all discussed. B. Harris mentioned that ELA provided a review letter to the Township and it was finalized today. The intent was to go over the letter and then the applicants go back and clean up some of the items mentioned on the letter and then come back in November with a cleaner plan. D. Zimmerman shared his concerns and suggestions for the long-term maintenance accessibility to the storm water facilities. K. Ember provided clarification on the plans for maintenance accessibility to the storm water facilities. A commissioner asked what the price point will be for the homes. Based upon lot price, the homes will be in the \$425,000 - \$500,000 range. T. Eisemann wanted some clarification on the grading, filling, and existing natural spaces. K. Ember described grading and filling. C. Rettew shared a photo of the view they have from their property. She would like to see native evergreens planted as a screen on Lot 45. There was a discussion in regards to the plan and plantings for the project. On a motion by C. Kimmel and seconded by M. Medini, the Board unanimously approved the waiver of the length of the basin storm water discharge.

REVIEW OF THE PROPOSAL TO VACATE CARPENTER ROAD FROM THE INTERSECTION OF CLAY ROAD AND CARPENTER ROAD IN WARWICK TOWNSHIP TO THE INTERSECTION OF LINCOLN ROAD AND CARPENTER ROAD IN CLAY AND EPHRATA TOWNSHIPS – B. Harris stated Carpenter Road connects from Clay Road to Lincoln Road, includes Ephrata, Clay, and Warwick Townships. The property owners on Carpenter Road are Mr. Weaver in Warwick Township, the Martins in Ephrata Township, and the Zimmerman's in Clay Township.

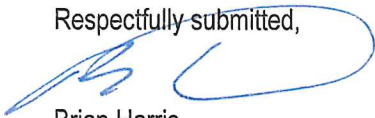
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There is a deteriorating bridge that is not safe, based on the most recent bridge study. The Township is proposing to vacate Carpenter Road from Clay Road to Lincoln Road. As part of that, the three property owners along with the three municipalities need to agree to vacate. In a study done in 2008, the rehab cost of the bridge would be approximately \$400,000. As part of the vacation process, we will be removing a portion of Carpenter Road. Mr. Weaver will then install a new driveway in another location. Mr. Martin will continue to utilize the bridge to take his farm equipment across. Mr. Martin will assume ownership of the bridge. He will receive a maintenance payment from all three municipalities to do some minor maintenance. He will also get a payment to do inspections for the next 10 years. After that 10 years is up, Mr. Martin will assume the cost of having the bridge inspected. Ephrata and Clay Townships will be responsible for closing off the other end of Carpenter Road. Ephrata Township will be installing a gate for Mr. Martin to have access to the bridge and his property. Clay Township Planning Commission has already approved the plan. The County is now reviewing the proposal. There needs to be a recommendation to the Board of Supervisors from the Planning Commission that this proposal conforms with our Comprehensive Plan. On a motion by C. Kimmel and seconded by J. Windlebeck, the Board unanimously approved the proposal to vacate Carpenter Road from the intersection of Clay Road and Carpenter Road to the intersection of Lincoln Road and Carpenter Road.

NEXT MEETING: November 23, 2021 at 7:00 p.m. (TUESDAY)

ADJOURNMENT: On a motion by M. Medini and seconded by R. Kornman, the Board unanimously approved the adjournment of the meeting at 8:10 p.m.

Respectfully submitted,



Brian Harris,
Township Manager