

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
Warwick Township Municipal Office**

May 25, 2016

Thomas Zug, Chairman, convened the May 25, 2016 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Jane Windlebleck, John Gazsi, Craig Kimmel, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Absent was Daniel Garrett. Also in attendance were Daniel L. Zimmerman, Township Manager; Chris Venarchick, representing RGS Associates; David Brodan, 468 Resolution Drive; Richard Phillips, 1052 Presidents Drive; Michelle Bingham, 603 Woodcrest Avenue; Bill Kendall, 700 Centennial Court; Reid and Whit Buckwalter representing BFLP; Kurt Benner, TOA; Eric Greasmer, TOA; Nathan Jameson, TOA; Priscilla Stoner, 425 Linden Street; Susan Tennant, representing the Lititz Public Library; and Gwen Newell, representing the Lititz Record Express.

CALL TO ORDER: Thomas Zug, Chairman

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

COMMUNICATIONS: For the record Zimmerman announced the new alternate to the Planning Commission is Robert Kornman.

DISCUSS TRADITIONS OF AMERICA, PHASE IV FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, PROPOSED BY RGS ASSOCIATES, DATED 5/4/2016: Chris Venarchick representing RGS Associates, Nathan Jameson with Traditions of America, and Reid and Whit Buckwalter, property owners, were present to discuss the project. Venarchick stated this is the final phase of the original plan for the Traditions of America community. This fourth phase is approximately 8 acres in the R-2 Zone. This phase will consist of 18 duplexes and 33 single family duplexes for a total of 51 units. All the drives will be private and owned and maintained by the Home Owner's Association.

Access to Phase 4 will be off of Millport Road and through a private drive through the Heart of Lancaster to Highlands Drive via a public access easement.

Stormwater management consists of having the water draining towards Millport Road as this is the higher end of the development. Another drainage basin is located at the southeast corner of the property. Venarchick stated RGS Associates is working with the Conservation District and TOA to start the conversion process to a permanent stormwater condition.

The water and sewer will utilize the extensions of the existing water and sewer lines in the roadways.

For ease of pedestrian circulation along the perimeter of Millport Road and along the Riparian buffer there will be a walkway with a public easement. A sidewalk will run east to west through the development.

Venarchick would like the Planning Commission's recommendation to continue with the project so the plan can go before the Board of Supervisors.

Venarchick would also like to discuss the potential connection to Phase V with the consideration of pursuing a Conditional Use to continue the development north towards W. Woods Drive. Venarchick reviewed the vehicular circulation on this 23 acre parcel. Venarchick stated the traffic engineer indicated that based on the traffic impact study that was done the plan has sufficient adequate access to the property as it stands now. Therefore introducing the connection to W. Woods Drive is not necessary. Zimmerman stated he reviewed a preliminary draft of a report from WESC indicating this connection would make for a better access for emergency vehicles. There was a discussion on this possible connection as to whether or not to go forward with connecting Phase IV to Phase V. Venarchick indicated with three sufficient access points currently it is hard to justify having a fourth access point in part due to the cost of construction, the cost to the community, the impact on stormwater drainage, and the possibility of more cut through traffic. Zimmerman stated this can be discussed further when the Conditional Use Application is reviewed and a decision can be reached if the connection is required.

Haley made the comment that TOA controls the ground to make the connection happen between lot 20 and 21. This potential right-of-way needs to be owned by the Homeowners Association so when Phase V is started and the connection is wanted it is there. If there is not a connection the land between lot 20 and 21 can be turned over to the homeowner's of these two lots.

Zimmerman inquired of Venarchick if there was anything in Phase IV that would prevent the stormwater connection in Phase V. Venarchick replied there will be a connection for stormwater from Phase IV to Phase V.

On a motion by Kauffman, seconded by Kimmel, the Commission unanimously recommended final approval of Phase IV Final Subdivision and Land Development Plan for Traditions of America.

DISCUSS SKETCH PLAN FOR THE LITITZ LIBRARY AND VETERANS HONOR PARK OF LANCASTER COUNTY: Susan Tennant, Director of the Lititz Public Library and Priscilla Stoner from the Library Board were present. Zimmerman stated there have been discussions about the potential expansion of the parking lot and the possibility of housing a County Memorial for Veterans who have served from Lancaster County. In addition, there was a discussion about the possibility of the Lititz Library being a depository for records of Veterans going back 250 years.

Zimmerman stated there are two parts to the plan; the needs of the library and the needs of the Veterans Park.

The sketch plan presented shows a possible addition to the community room of the library. There is no time frame at this time for the completion of this addition. Additional parking is also proposed which would benefit both the library and the Honors Park.

Zimmerman stated due to the library being located on a corner lot, the potential future expansion would encroach on the front setback. To put the addition elsewhere would not benefit the library as the Community Room is where more room is needed. In addition, there is typically a five year approval for plans and this conceptual could be beyond that as it dependent on how much money is received. The library would like to contribute funds for the parking lot expansion. Zimmerman stated the Township may participate in the construction of the parking lot. A formal plan submittal will be put before the Commission sometime this year so possible construction could begin in 2017.

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As far as a time frame for the Honors Park, it is dependent on fundraising. The Honors Park Committee will apply for a Grant to help fund the park.

Kimmel stated he understands the location for the addition on to the library. However, he feels the addition could slide along the edge to minimize the setback. Kornman was also in agreement stating if the six parking spaces located in front of the proposed addition were moved the addition could be moved forward thereby decreasing the setback. The problem with this is these spaces are handicapped and are at an ideal location. Kornman inquired if there would be a possibility to save space on the library's property by using some of the open space along 6th Street for a detention basin which would increase parking. Zimmerman replied this could be considered however it depends on timing.

Tennant was asked what the addition would be used for. Tennant replied it will be used as a meeting room and for children's programs. At this time people are being turned away due to not enough space.

Zimmerman thanked the Commission for their feedback.

UPDATE ON THE DRAFT OF THE CLUSTER ORDINANCE: Zimmerman stated RGS has volunteered to do some conceptual sketches for the Township. Zimmerman stated the Township has gone through three revisions to the amendment to the cluster option for the R-1 & R-2 resident lots and two revisions to conceptual.

Zimmerman stated he would like both RGS and Brandywine to come and present their ideas to the Commission. The Township has gone through three revisions of this proposed Ordinance and Zimmerman would like it presented to the Commission prior to taking it before the Board of Supervisors. Two physical examples will be shown: the old design and the new design and a by right design will be shown for Orchard Road as well as the design for the Sechrist Farm.

ADJOURNMENT: On a motion by Kimmel, seconded by Kauffman, the Commission unanimously voted to adjourn the meeting.

Sincerely,

Daniel L. Zimmerman
Township Manager