

WARWICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes

September 27, 2023

Chairman Tom Zug convened the September 27, 2023 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Bob Kornman, Mike Wetherhold, Jane Windlebleck and Dan Garrett. Craig Kimmel and Dale Keeney were absent. Also in attendance were Brian Harris; Township Manager, Billy Clauser, Township Planner; Chuck Haley, Township Engineer; Dave Madary, Madary Engineering & Design, LLC; Matt Clair, Rock Lititz; Deb Ressler, 569 Millway Road, Lititz; and Jim Bushong, 1403 Brunnerville Road, Lititz.

APPROVAL OF MINUTES: Minutes from the August 23, 2023 were approved as submitted.

CONSIDER THE TOURING BOULEVARD (ROCK LITITZ) STORMWATER MANAGEMENT PLAN, PREPARED BY MADARY ENGINEERING & DESIGN, DATED JULY 10, 2023: Dave Madary reviewed the master plan for Rock Lititz. He stated that the applicant is looking to create a truck circulation route through the campus that goes around the perimeter. The main truck access points will be at Touring Boulevard which is currently Mark V and off of Toll Gate Road which is currently Production Drive and will be renamed Touring Boulevard. Touring Boulevard will loop through the campus and out to Route 501 from Newport Road. They are doing a piece of drive on the west end of Pod 2 along the floodplain to make that connection as well. The drive between the new Clair building and the studios will also be a truck route and there will be a truck route on Studio Drive. For trucks leaving the campus if they are going to go south on Route 501 they will follow Touring Boulevard out and turn right on Route 501. If they want to go Route 501 north they are going to take Touring Boulevard up to the end of Pod 2 and across to Rock Lititz Boulevard and out. The idea is to get the trucks out of the middle of the campus and focus the center more for pedestrians and automobiles while at the same time keeping emergency vehicle access through the core area. They are also trying to be intentional to get some additional parking by making the lower portion of the lot more efficient by reorienting the parking lot and then creating larger pockets of green space. As part of the route for the trucks is the creation of some truck parking on the north end so that ultimately they will move the trucks from where they are parking temporarily at the Specialty Baker lot. B. Harris mentioned that one of the important factors with this plan will be adequate signage especially where Touring Boulevard wraps in back of Pod 2. D. Madary stated that part of the plan is to show way finding in particular for the trucks. Some ways they are looking to do that is to use paint markings, center line paint stripe, directional arrows, and the way finding signage. D. Garrett asked how many trucks per day travel through the campus. Madary stated that it varies depending on the tour but estimates between 12 and 30. Each business within the campus may have a tour loading in and out with 4-6 trucks. The biggest volume is if there is a rehearsal and they are loading out. B. Kornman asked how they intend to prevent trucks from turning left onto Route 501 from Touring Boulevard. C. Haley stated that there is no pork chop at that intersection because that road serves more than Rock Lititz. Madary clarified that cars can also travel on the truck routes. C. Haley stated he didn't think PennDot would permit that intersection to be a right in and a right out with a pork chop. Haley mentioned that throughout the process traffic studies have always been updated and there are no frontage improvements required at Mark V such as right turn lanes yet. Madary stated that they did have a traffic study updated as part of this project.

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Madary mentioned the township initiative to do walkways on both sides of Route 501 and Rock Lititz is participating in doing the frontage of their properties and there is also going to be some sharing with the contractors when they do the work for Rock Lititz they are going to help install at least part of the west side of the walkway. C. Haley stated that as part of the 200 Rock Lititz plan we required them to include a deferral agreement for sidewalks to be put along Route 501 when this Touring Boulevard got put in so the current plans reflect those sidewalk connections. He also stated that the internal core is reorganized as part of this plan. Madary stated they are looking at doing key pedestrian connections everywhere throughout the campus including between the hotel and Pod 2, between the studios and the hotel and between Pod 2 and the school. They are also doing a loop trail on the outside and they will continue to loop the trail around and bring it along the east end of Pod 2. B. Harris mentioned that the plans show most of the turning movements with a smaller truck in the internal core. He asked if larger trucks will be able to navigate that area. Madary stated that it is not designed for tractor trailers but emergency vehicles will be okay. T. Zug asked if signage will reflect that. There was a discussion regarding the truck traffic, way finding signage, and Route 501.

C. Haley clarified the connection between Mark V and Touring Boulevard. That connection is the main purpose of this plan. It is a stormwater plan because there is no building or anything. When they come in with their next plan, they will be updating their traffic so they will see how the traffic moves and what the trucks coming out of Mark V are doing. That intersection may require some additional improvements in the future. B. Korman asked what is needed from PennDot for this plan. Madary stated for this plan they are not doing any PennDot improvements. Madary noted that with each building phase they do a traffic study update. C. Haley stated that as part of the township plan the sidewalks south of Mark V are being designed with the sidewalks on the east side of Route 501 and permitted through PennDot. The sidewalks being installed north of Mark V up to Ellen and then across Ellen are outside the right of way so they will not require PennDot permitting. They are more like a trail than a concrete straight sidewalk. On a motion by D. Garrett and seconded by Jane Windlebleck, the Board approved the plan as submitted.

B. Harris noted that there has been zero movement on the digester for Nolt's so he does not anticipate it reaching the Planning Commission agenda until December 2023 at the earliest.

D. Ressler asked what impact Millport Road and the Aldi's have on the township. Harris stated that they are going through the scoping application right now with Manheim Township. Manheim Township did grant some zoning relief for the facility to go there. In terms of what intersection improvements will need to be made is not clear. They are proposing a right lane in and a right lane out on Route 501 and then they will have a full access drive off of Millport Road which appears to be 300-400 feet from the intersection.

NEXT MEETING: Wednesday, October, 25, 2023.

Respectfully Submitted,

Brian Harris,
Township Manager