

WARWICK TOWNSHIP PLANNING COMMISSION MEETING
MARCH 27, 2024
7:00 P.M.

WARWICK TOWNSHIP MUNICIPAL BUILDING

Chairman, Tom Zug convened the March 27, 2024 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Larry Scheckler, Dale Keeney, John Gazsi, Jane Windlebleck, and Mike Wetherhold. Also in attendance were Brian Harris, Township Manager; Billy Clauser, Township Planner; Chuck Haley, Township Engineer; Steve Gergely, Harbor Engineering; Deb Ressler, 569 Millway Rd., Lititz; Angie Luvsan, 452 Haymarket Lane; and Bunnie Buckwaltter, 1011 Lititz Pike, Lititz.

APPROVAL OF MINUTES: The February 28, 2024 Planning Commission Minutes were approved as submitted.

DISCUSS THE WARWICK LITITZ LIVING, LLC SKETCH PLAN, PREPARED BY HARBOR ENGINEERING, DATED MARCH 8, 2024: B. Harris noted that Steve Gergely from Harbor Engineering and Angie Luvsan from Fidelity are present to discuss potentially expanding the R-3 zone where the current apartment complex is. The parcel is currently zoned Local Commercial and the applicant wants to see what the propensity is to consider higher density housing in that area adjacent to the existing R-3 zone. Dan Cicala was the original developer of those apartments and he would be doing this project as well.

S. Gergely stated that there are two properties that Warwick Lititz Living is under agreement to purchase from Golden Hawk LLC. This property was subdivided a few years ago. One property is 2.7 acres on the north side and the other is 3.2 acres on the south side. What the applicant would like to do is replicate what he did at Breezy Heights, adding two more apartment units, with buildings of similar density if possible with approximately 50-55 units potentially with associated parking. The applicant would not develop the southern portion of the lot. It would be used to go toward the density for the lot that would be allowable. He is considering a mix of regular market rate housing and age restricted housing which is what he did at Breezy Heights. Standard density for R-3 for multi-family is 5 units per acre but if you do age restricted, basically senior housing, you can increase the density for that. The applicant would combine the 2 lots and develop the northern portion. Gergely noted that this is a very preliminary sketch plan. They wanted to see what would fit and how many parking spaces they would get on the site, how the circulation might work, and give a little bit of consideration to anticipated stormwater facilities.

Gergely stated that Breezy Heights was rezoned from Local Commercial to R-3 to accommodate that development years ago. Everything surrounding it is Local Commercial to the east and south and to the west is R-2 residential. What they would be looking to do is rezoning the 2.7 acres from Local Commercial to R-3. Gergely mentioned this is generally consistent with his understanding of the Township's Comprehensive Plan and density goals for housing. B. Harris stated that as part of the strategic plan update this year one of the big focuses was on higher density housing and the areas that we can put it. As part of the adoption of that plan, when we update our future

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land use mapping we do show this area and parcel as a potential planning area for rezoning along with a couple other parcels, not for high density but for other purposes. Harris stated from the Township's perspective there can be justification as to why this makes sense, knowing the location and surroundings. Gergely noted that the proposed development would be the same type as Breezy Heights being quality buildings that aesthetically fit and would be an extension of what was done successfully with Breezy Heights. B. Harris questioned the steep grade and can something be done to ultimately accommodate that loop based on the grades and what is known of the site. One of the comments is there a possibility for extending the access drive through to Crosswinds Drive and possibly to connect the two parking lots via a loop. Gergely stated there is that possibility with some grading and a retaining wall, he noted that there are some grading challenges on the site. It does make good planning sense to do that so you don't have two dead end parking lots. B. Kornman expressed a concern that if somebody pulls in and all the parking spaces are full then they would have to back all the way out into the access drive which is not ideal. B. Harris stated that from a timing perspective the Comprehensive Plan is still being finalized and we anticipate it being done within the next month and then we start the MPC procedures of adoption, the abutters get 45 days to review it, the school district gets their time, so he realistically doesn't see the strategic plan being adopted until late summer or early fall. Once that happens then some of the re-zonings will be considered so this isn't something that will happen over the next month or two. One of the other challenges with this parcel and the bigger picture is Pump Station 1 is at full capacity. That is the pump station off of Buckwalter Road. We do have an application in to DCED through the local share account to upgrade pump station 1 which would give the township another 500 edu's for that pump station. J. Windlebleck asked how many apartments are being proposed. Gergely stated there would be 50-55 in total for both buildings. It was noted that Breezy Heights has 55 apartments also. C. Haley mentioned the emergency access easement that was given to Golden Hawk. He stated that easement may go away depending on if there is a need for that anymore or not. Haley questioned whether all the parking can be accommodated on the lot. Gergely stated there would be at least 2 spaces per unit. He noted that will be the discussion if they get into land development because apartments have parking spaces per unit and age restricted has two spaces. They may end up doing a parking study. There was a discussion regarding parking. There was talk regarding a conservation easement. The Board is not opposed to the plan.

NEXT MEETING: Wednesday, April 24, 2024 at 7:00 p.m.

Respectfully Submitted,

Brian Harris
Township Manager