

**WARWICK TOWNSHIP PLANNING COMMISSION MINUTES
APRIL 23, 2014**

Chairman Thomas Zug convened the April 23, 2014 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, Jane Boyce, Daniel Garrett, Kenneth Kauffman, John Gazsi and Kenneth Eshleman. Craig Kimmel was absent. In attendance were Township Manager Daniel Zimmerman, Township Engineer Chuck Haley, Joyce Gerhart, and Jim Wenger.

APPROVAL OF MINUTES: The Commission voted unanimously to approve the minutes of the March 26, 2014 meeting.

CONSIDER THE LITITZ RESERVE PHASE II FINAL PLAN, PREPARED BY RGS ASSOCIATES, DATED 2/6/2014: Joyce Gerhart, representing RGS Associates, explained that at the Commission's February 26th meeting, they requested that the construction of Street F (Azalea Way) to be deferred to Phase 3. The Township Manager discussed the proposal at the Board of Supervisors March 5th meeting. The Board indicated that they are agreeable to the proposal. Gerhart addressed the Township Engineer's comment letter dated April 16th. She added that they have no issues with the comments.

The Township Manager stated the channel restoration is not proposed until Phase 7; however, the Township will retain a portion of the improvement guarantee in case the project does not proceed to this phase. The Township Engineer stated that the improvement guarantee would be held in order to restore the floodplain grades at the rear of Lots 1-12 to those that exist prior to the approval of Phase 2. A Commission inquired whether an emergency access would be provided. Gerhart indicated that the design is not part of Phase 2. The Commission member recommended that the grading provide for motorists to travel to Kissel Hill Road if needed in an emergency.

With no further questions or comments a motion was made by Boyce and seconded by Kauffman and the Commission voted unanimously to recommend approval of the Lititz Reserve Phase II Final Plan, contingent upon the Township Engineer's comments.

CONSIDER THE REVISED PLAN FOR ROCK LITITZ (FLOODPLAIN) PREPARED BY DERCK & EDSON, DATED 4/10/2014: Jim Wenger, representing Derck & Edson, explained that large detention basins were performed onsite. Subsequently, the Applicant received a grant to perform improvements to the floodplain. As such, the large detention basin design was modified to provide BMPs in the floodplain.

The Applicant is requesting a Waiver of Section 270-11.F pertaining to minimum pipe cover requirements. The Applicant's consultant is requesting a modification of the requirements that a minimum of 1' of cover be provided over the pipe. The Applicant is proposing to provide a reinforced concrete pie with a reinforced concrete slab over the pipe for the proposed culvert under the Studio Drive access. Additional elevation in this area would create an adverse impact on the 100-year floodplain in this area. The Township Engineer recommends approval of the request.

The Township Manager stated that Township staff requested that Landstudies provide a maintenance schedule for the floodplain design. Wenger explained that there would be lawn around the buildings, but more natural areas on the site thereafter. He noted that the general layout is not changed with this proposal.

On a motion by Garrett, seconded by Eshleman, the Commission voted unanimously to recommend approval of the Waiver request. On a motion by Garrett, seconded by Boyce, the Commission voted unanimously to recommend approval of the Revised Plan for Rock Lititz (Floodplain), contingent upon the Township Engineer's comments being addressed.

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OLD BUSINESS: The Township Manager stated the storm water ordinance was adopted at the Board of Supervisors April 16th meeting.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager