

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES
July 23, 2014

Chairman Thomas Zug convened the July 23, 2014 meeting of the Warwick Township Planning Commission at 7:00 P.M. Present were commissioners Jane Boyce, John Gazsi, Craig Kimmel, Kenneth Eshleman, and Daniel Garrett, Joyce Gerhart representing RGS Associates, Caroline Hoffer representing Barley Snyder, Scott Hain representing David Miller Associates, Jim Wenger, and Andrea Shirk. Absent was Kenneth Kauffman.

APPROVAL OF MINUTES: The Commission voted unanimously to approve the minutes of the May 28, 2014 meeting.

CONSIDER THE LITITZ LIBRARY LOT ADD-ON AND WAYNE SIEGRIST FINAL SUBDIVISION PLAN PREPARED BY RGS ASSOCIATES DATED 6/4/14:

Joyce Gerhart, representing RGS Associates, explained as part of Lititz Reserve and the developer agreement Mr. Siegrist agreed to convey some land to the library as part of the Parks and Recreation contribution. This plan is for the lot add-on to add this land to the library. Gerhart stated as the process was proceeding it was noted that some of the rights to the land had not been dedicated to the Township and this will be done. Since Mr. Siegrist's farm is in the Clean and Green program if he were to divide the land into more than two acres within a calendar year he would lose some of his tax credit. Therefore Gerhart stated the land has been divided into 1.99 acres so this does not occur. The first parcel to be divided is the 6th Street right of way which is about 0.6 acres on the west side. Mr. Siegrist would also like to divide 10 acres of his farmette. This land does not conflict with the Clean and Green. A Commission Member questioned the waiver request regarding contouring information. Gerhart stated existing conditions utilizing LIDAR contours have been used with an aerial map rather than actual survey.

A Commissioner questioned regarding the additional land what were the future obligations to the Township regarding the Parks and Recreation based on and why is additional land needed. The Township Manager stated the library has potential for expansion with the need for additional parking. The library had approached Mr. Siegrist about conveying some land. Originally it was for one acre then came the idea for a Veteran's Park and it ended up being 2.4 acres. This is not obligatory as Mr. Siegrist satisfied his contribution. Part of this land is a credit for Lititz Reserve with one acre being counted. The Township Manager stated some of this recommended obligation for Lititz Reserve is in combination of Rec fees, trail construction, and Rec amenities on the site itself. 50% of this land is for the Veteran's Park. Eventually as 6th Street goes down to meet the intersection of Clay Road and Rothsville Road, it will go down through LEFC Church. The Township Manager stated it was discussed at a previous Planning Commission meeting what could be done at the Pierson Road T intersection as there are historic structures across the street. Also, what could be done with the intersection at Clay Road, 6th Street, and Rothsville Road. One possibility is to bring Pierson Road traffic up and connect it with the original and take it through the borough. A schematic has been done on Mr. Siegrist's land showing it can be developed under R1 criteria. The Township Manager stated it is possible the church may end up swapping some land with the developer.

On a motion by Garrett, seconded by Kimmel, the Commission unanimously approved the contour land waiver. Also, on a motion by Kimmel, seconded by Garrett, the Commission unanimously approved the Lititz library add-on and Wayne Siegrist final subdivision plan prepared by RGS Associates by 6/4/14.

CONSIDER THE 35-37 RED OAK DRIVE LOT ADD-ON PLAN PREPARED BY DAVID MILLER DATED 7/3/14:

Scott Hain, representing David Miller Associates, is requesting to add two lots together from the

original phase 1 of Dogwood Valley lots 35 and 37 owned by the original developer Lester Guyton. One lot has a house on it and the other lot was approved with a swimming pool and a building that went along with the pool. Mr. Guyton would like to sell this property and would like to add the two lots back together. As part of the survey process it was noted that the existing dwelling on lot 2 is in violation of the side yard setback that was established with the original plan. A submission has been made to the Township Zoning Hearing Board to get this rectified. A Commissioner inquired if this was the original residence. The Township Manager stated this is where the daughter lived. A Commissioner inquired if the building by the pool is considered an accessory structure. The Township Manager stated once the two lots are joined together and is all on one lot then it is considered an accessory structure and self cures the setback. A Commissioner stated since the son owns the adjacent property could a lot add-on be shown with the line straightened out. Hain stated the problem with this is the next lot is at minimum width allowed for the ordinance. Hain stated if you move the line on the east side over to allow for the setback to comply then you would have an issue with zoning with the adjacent lot.

The Township Manager stated the owner is looking to close quickly. A Commissioner stated a challenge with the property is that it may change. The Township Manager stated a conditional approval is subject to whatever the Zoning's interpretation is. A motion was made by Eshleman for approval of the lot add-on plan conditional on getting the Zoning Hearing approval and was seconded by Kimmel. The Commissioners all approved but Garrett who opposed.

DISCUSSION ON AMENDING THE SIGNS ORDINANCE REGULATIONS FOR THE CAMPUS

INDUSTRIAL ZONE: The Township Manager stated this issue has come up in the past with Target, Heart of Lancaster Hospital, and the shopping center. These entities had ended up going back to the Zoning Hearing Board requesting variances. The Township Manager stated the revised master plan was to be presented at tonight's meeting however there were some changes to be made so this will be presented instead at next month's meeting. The Township Manager stated one thing that has not been encountered as of yet is a large tract such as Rock Lititz with multiple users. The idea of the master plan is to create a harmonious design looking at the trails, water and sewer. In the past the Zoning Hearing Board was just given the variance for the sign without any knowledge of all the previous hearings and what was discussed during those hearings. The applicant has come back and stated why can't this be a part of the master plan. Since the Planning Commission and Board of Supervisors review the entire project, they should review signage. The Township Manager stated this is especially important with the Rock Lititz situation as far as public safety. There are going to be multiple users in these buildings and if there were an emergency call how will the correct building be able to be found to get emergency help there in a timely fashion.

The Township Manager stated the Township has issued a revised draft of their input regarding the sign issue. One topic to be discussed is what to do with structures that have massive scale. What is allowed to be put up as far as a sign based on percentage of square footage of a wall that doesn't look out of place. Rock Lititz will show some different touches of color and design of the buildings to break up the massive scale of the buildings themselves to create interest.

The Township Manager stated another discussion would be to put on the master plan placement of signs which is currently not addressed in the ordinance. Should this be needed to be implemented on any other tract including zoning, campus industrial, then a plan would be in place. For example the Buckwalter tract on Millport Road is campus industrial. Signage would be included on the master plan.

Caroline Hoffer, representing Barley Snyder, explained that a format of the draft ordinance has been prepared regarding an amendment to the sign regulations in the campus industrial zone. If there is a sense of acceptability then it would be proposed that it be filed. This is just a preliminary step. The purpose in the ordinance talks about integrated design with trails, buildings, and how things are sited.

Warwick Township Planning Commission
July 23, 2014

Hoffer stated when you have a large scale integrated development you need to have signs that are complementary to that type of facility. With the Rock Lititz project the desire is to do something interesting with the sign. Instead of doing a ground sign as the primary sign identifying the Rock Lititz Campus, a wall sign is being proposed. Wenger stated the picture of the L on the proposed wall sign shown would be smaller with the criteria allowed in the current ordinance. Wenger stated Rock Lititz wants an integrated design maintaining ownership of all the land and one main identification sign for the property located on the main setup building. Rock Lititz is currently asking the sign area to be 345 square feet which exceeds the 200 square footage currently allowed. The Township Manager stated the largest sign the Township has allowed has been 230 square feet for Heart of Lancaster Hospital. Wenger stated this would be in lieu of a plan center sign. This sign would identify the whole campus. Hoffer stated the sign would have to have setbacks from right of ways and the residential district. It would have to be approved by the Board of Supervisors and Planning Commission in connection with review of the master plan. A Commissioner inquired whether a maximum height could be set for the sign so if another building were taller a sign could not be put at the top of it. Shirk stated the background of the sign would be lighted not the letters. The question was raised as to how tall the letters are and it was determined they are about six feet tall and the stone wall is about eight feet tall.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 8:47 P.M.

Respectfully Submitted,

Daniel L. Zimmerman,
Township Manager