

**WARWICK TOWNSHIP PLANNING COMMISSION MINUTES**  
**August 27, 2014**

Chairman Thomas Zug convened the August 27, 2014 meeting of the Warwick Township Planning Commission at 7:00 P.M. Present were commissioners Jane Windlebleck, John Gazsi, Kenneth Eshleman, Daniel Garrett, Kenneth Kauffman, Marcello Medini, Gwen Newell representing Lancaster County Planning Commission, Caroline Hoffer representing Barley Snyder, Steve Gergely representing Harbor Engineering, Harriet Smith from Moorland Court, Dennis and Kathy Zimmerman from 352 Coventry Lane, Dave Madary representing Derck & Edson, Jim Wenger representing Derck & Edson, Michelle McCall representing IMG, and Gary Willier from 610 Water Edge. Missing was Craig Kimmel.

**APPROVAL OF MINUTES:** The Commission voted unanimously to approve the minutes of the July 23, 2014 meeting.

**CONSIDER THE REVISED MASTER PLAN FOR THE ROCK LITITZ CAMPUS:** Jim Wenger representing Derck & Edson on behalf of Rock Lititz presented an updated master plan. This was resubmitted a revised plan in May. The original plan from 2013 broke the property down in lots with the potential for sale of these lots. At this time Rock Lititz intends to maintain ownership of the entire parcel and do condominium relations for all the buildings that will be proposed. Flood plain, restoration and lowering of the flood plain elevation are currently being worked on. Wenger stated the difference of this plan is what will potentially be the next phase of development which is the area directly to the north of Rock Lititz Boulevard. Wenger stated Rock Lititz is getting a lot of interest from different businesses and they want these businesses to interact internally within the structure of the building. This will be a large mixed use building with multiple tenants who can interact business-wise. Originally the master plan showed multiple buildings whereas it is now just one building. The advantage to this is the service area is at the center of the building that is there now and contained in the projected building. Future pods are still blocks on the plan at this point.

The Township Manager stated the Township has had a number of property owners contact the Township regarding the work on the flood plain. The Township Manager stated there was a temporary channel being constructed that went towards the adjacent properties to bypass any flow until the flood plain is restored which is the removal of legacy sediment bringing the elevation down to its original grade which increases the capacity and then re-establishing the channel in the center of the flood plain. The water will then be reintroduced back and remove the temporary channel.

Wenger stated for the residents the wooded area is not changing. A berm of about six feet is going to be added. As far as the flood plain area itself, Wenger stated part is a meadow and part will have trees. A gentleman who was in attendance inquired if any trees in the tree line were going to be removed. Wenger stated the only reason trees would be removed would be if they were dead. The Township Manager stated the berm would not interfere with the discharge from the Staffordshire basin. The berm will protect any flow that used to come from the fields which is an improvement. A gentleman in attendance inquired at the far end of the flood plain where it discharges in to the old stream if there were any plans to widen this area. Wenger stated at this point there is not. The Township Manager inquired if he was referring to the area at Wynfield Business Center. This area is off Rock Lititz's site. The Township Manager stated the restriction is the culvert under 501. When there is a heavy flow of water that is the damming effect that occurs there. The Township Manager stated there is currently a discussion going on with PennDOT whether they would increase this culvert.

Wenger stated Phase II will be filed soon.

Garrett inquired if Wenger could indicate what is "set in stone" as opposed to what is hypothetical. Wenger stated what is ideal is the entrance and the access drive going back to something in the future. Also the setup building and potentially an addition to the setup building, access in the future to Studio Drive which would connect to Wyndfield so the trucks can traverse back and forth without going out to 501, and the flood plain work.

A Planning Commission Member inquired if there was any thought given to the parking lots being a permeable material. Wenger stated this may be done in future phases.

Wenger stated there is an interesting geology component to the flood plain. There is three to four feet of legacy sediment which is a silky loam that prohibits the water from getting down to the ground. Below this there is more of a shale arrangement which the water passes through faster. With the flood plain restoration a better infiltration rate is projected into the ground water than what there is today. On a motion by Garrett, seconded by Boyce the Commission unanimously approved the revised master plan for the Rock Lititz campus.

**CONSIDER AMENDMENT TO SIGN REGULATIONS FOR THE CAMPUS INDUSTRIAL ZONE:** Caroline Hoffer representing Barley Snyder the original proposal was to have a signature sign on one building in lieu of a ground sign. The concern was the height of this proposed sign. The proposal is for a maximum size of 15% of the wall area or 400 square feet and maximum height of 50 feet with no signs on top of the building. This proposal would only apply to a large scale master plan development. There would be regular sign ordinances applying however, if it is a larger development over 50 acres there would be additional signage which would be part of the review of the initial master plan or an update to this plan.

A Planning Commission Member inquired about when a building complex is over or under 20,000 square feet an overall height of 25 feet may not be exceeded. Hoffer explained this is in regards to the height of the sign off the ground.

**DISCUSSION ON SIDEWALKS FOR THE WILLIER TRACT:** The Township Manager stated this is a private street system. On the sketch plan no curbing was proposed, grass swales with infiltration trench, and widening of the road to 28 feet. The density ratio is 1.73-1.78 which falls under the requirement of the ordinance for sidewalks. By ordinance sidewalks are not required. This is an open market development so there is the potential for school children. The Township Manager suggested consideration should be given to a path or sidewalks be installed for pedestrian access.

Steve Gergely, representing Harbor Engineering, stated himself and Gary and Janet Willier met with Chuck Haley and Dan Zimmerman on August 26, 2014 to discuss the underground stormwater infiltration facilities regarding modifying the infiltration trench to accommodate utilities which they are in agreement with if they do have to install sidewalks. Gergely is also asking for a waiver for curbing along the private street based on feedback from sketch plans from the Planning Commission and the Board of Supervisors. If sidewalks are required Gergely stated they will need to reconfigure the conveyance of the underground infiltration facilities.

Gergely stated with the current plan there is a crown road with no curbing and grass swales and within each grass swale there are a number of inlets to catch the water so the flow doesn't get too great and flow across driveways. These are put under stone pits which are terraced primarily out of the roadway on the shoulder of the road. This is primarily a shale situation so the risk for sinkholes is low. There are infiltration facilities for each proposed house. A Planning Commissioner inquired as to where the detention facilities would be located. Gergely stated each house would have its own seepage pit. There are inlets in the roadside swales. The seepage pit will be adjusted so the utilities and the water and sewer lines that service each lot go through

the ground and not underneath the stone. Gergely stated they will need to come up with a modified system if sidewalks are to be placed in the right of way. A Commissioner inquired as to what is on the surface. Gergely stated it is grass swale. The Commissioner

then inquired if this will be maintained so clay does not get deposited on top. Gergely stated there will be maintenance agreements such as the stormwater management requirements of the Township and its procedures and also the NPDS permit and requirements. Gergely stated there will have to be a Homeowner's Association to maintain the private street. A Commissioner stated something that is different now from the past is because of the MS4 program every year as part as the Homeowner's Association agreement this will have to be inspected and a report filed with the Township saying the swale is working as designed. The Township Manager inquired as to what the width is of the infiltration bed from the edge of the road. Gergely stated they are generally 10-12 feet wide and 2 feet deep. A Commissioner stated he does not have a problem with the sidewalk but would like to know if there is any way a macadam path to Water Edge Road can be added and still augment the stormwater runoff. A Commission inquired as to the width of Water Edge Road. The Township Manager stated it is 24 feet wide with no parking allowed on either side. A Commissioner brought up the suggestion of a striped walkway on one side of the street.

**DISCUSSION ON THE AMENDMENT TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:**

Regarding the sidewalk amendment the Township Manager is proposing the width of the sidewalks be changed from four feet to a width of five feet. The Township Manager stated that if a pole is in the way pedestrian access can't make ADA requirements for clearance. With the population demographically the width is needed.

Regarding the Landscape Amendment, the Township is promoting more native plants because they are more drought tolerant, they are more compatible with the type of species both insects and animal that are in this area. A broader listing of plants covering a lot of different areas will be provided in the landscaping amendment.

The Township Manager stated regarding the Paving Specification Amendment, the Township's cost for macadam has gone up 2 ½ x yet the quality of material continues to decline. The Township Manager stated the Township has over 90 miles of roadway. There are three classifications of road arterial, collector, and local. He stated the Township is trying to get 20-25 years on the local, 15-20 years on the collector, and 10-15 on the arterial roads. The proposed amendment increases the depth of the pavement. The Township Manager stated if a developer is dedicating a road to the Township and we are accepting it we should expect to get 20-25 years on a road before we have to re-pave it. The Township Manager stated he is finding that roads are needing to be sealed.

Regarding the clear sight triangle the Township Manager stated what is important is sight distance not necessarily the sight triangle. A Commissioner inquired how aggressive is the Township when a resident plants landscaping close to an intersection. The Township Manager stated on average per year the Township sends out 15-20 notices regarding the need to trim shrubbery for public safety.

In regards to the Lighting Amendment, the Township Manager stated he is trying to get into a balance where we have a little bit more regulation. The Township Manager stated with the new LED lighting is able to be controlled better. If a meeting is able to be held with the lighting contractors prior to inspections it avoids problems down the road.

Gwen Newell representing Lancaster County Planning Commission stating regarding the sidewalk amendment on the county model, their amendment states the sidewalk should be a minimum of four feet because in discussions with developers with trying to keep impervious down and if sidewalks are where there are steps or if the slope is too steep not every sidewalk needs to be ADA. Newell stated they also add encroachments

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that should the sidewalk shall not result in less than a four foot wide minimum clearance for any obstacle.

**DISCUSSION ON PRESERVATION OF RURAL ZONED LAND:** The Township Manager stated there was some movement on the Glass Tract. He stated this was approved initially for conditional approval for over 55 housing five years ago. This fell through as there were no resources. One issue now is does it make sense to have another over 55 development. This is zoned R1. There are some tracts north of Newport Road zoned for development and the property owners are now asking would the Township consider taking them back to agriculture and possibly preserving them. This would be taking out of our growth and would include 225-250 acres. The Township Manager stated to take out some growth area in this region may not be a bad idea. Some pieces of these tracks are not prime farmland but some pieces are and not necessarily all should be preserved. The Township Manager stated he just wants to know if the Commissioners are open to a discussion regarding this issue. A Commissioner asked what benefit these residents would get if these properties were to become preserved. The Township Manager stated when a track becomes preserved the maximum that is paid for any acre is \$4,000.00. He stated if you preserve your land you are giving up your development rights so you are compensated to a certain extent. The Commissioners stated they would be willing to have a discussion with the property owners on the issue of whether they would consider re-zoning their tracks of land. The Township Manager stated he would pass this information along to the property owners.

**ADJOURNMENT:** With no further business to come before the Commission the meeting was adjourned at 8:17 P.M.

Respectfully submitted,

Daniel L. Zimmerman,  
Township Manager