

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES
December 18, 2014

Thomas Zug, Chairman, convened the December 18, 2014 meeting of the Warwick Township Planning Commission at 7:00 P.M. Present were Commissioners Jane Windlebleck, John Gazsi, Craig Kimmel, Kenneth Eshleman, Daniel Garrett, Kenneth Kauffman, Marcello Medini, Daniel Zimmerman Township Manager, and Michael Kotay representing Diehm & Sons.

APPROVAL OF MINUTES: There were some name changes that were noted to be incorrect. On page one Jane Windlebleck's last name was incorrectly spelled as "Windlebeck" in the opening statement. Also, in the first paragraph under the Phase 3 Development Plan for TOA Jane's name is stated as "Joyce". Finally on page 5 paragraph two it was stated that "Eshleman" made two comments and it should be "Kauffman". With these errors noted, the Commission unanimously voted to approve the September 24, 2014 minutes.

LETTER FROM WARWICK SCHOOL DISTRICT: Zimmerman stated when the school did the master plan 11 years ago it provided for the expansion of the high school, reconstruction of the middle school, field modifications, and the relocation of Campus Drive. These plans also showed the extension of 6th Street. At that time there was a provision made that if the 6th Street extension occurred there would be consideration for relocation of Campus Drive to align with 6th Street and relocate the traffic signal. At that time there was no traffic signal at Second Avenue and Orange Street. Through a county grant the Township was able to receive, an application was made to provide 50% of the cost of this traffic signal along with the Borough.

Moravian Manor has since done a new traffic study and preliminary indications show there is no need for the relocation of Campus Drive there would only be a T intersection with 6th Street coming out onto Orange Street. However there is a need for a traffic light at Woodcrest Avenue and 6th Street.

Zimmerman stated he has requested a copy of this additional information regarding the traffic study to provide for the Commission. A representative from the Warwick School District and from Moravian Manor will be present at the January Planning Commission Meeting to discuss this issue further.

CONSIDER THE DAVID & ANNIE KING SUBDIVISION PLAN, PREPARED BY SANCHEZ & ASSOCIATES, DATED 9/15/2014: Jim Sanchez, engineer, and David King were present to discuss the plan. Sanchez stated the existing site consists of two lots. The King's would like to build a house, barn, and garage on lot 1. In order for the King's to be able to accomplish this access to Log Cabin Drive must be met. In order to accomplish this, the plan became a subdivision plan and the lots were reconfigured so lot 1 has frontage on Log Cabin Drive and a gravel road will access this property.

One condition of the Township's engineers is if the existing building on lot 2 was to be removed and a new one constructed it would have to meet the setback requirements of the Township.

Regarding the issue of stormwater management, it is being proposed that water from the gravel drive be allowed to flow into the grass and field without any detention due to it being in a farm environment and doesn't pass the property boundaries for increasing post-development flow. The 50% reduction that needs to be shown of the impervious areas will be accomplished by the existing cistern.

A Commissioner inquired of Sanchez if he had any disputes with the items listed on the Township engineer's letter. Sanchez stated he did not. On a motion by Windlebleck, seconded by Kimmel, the

Commission conditionally approved the David & Annie King subdivision plan, prepared by Sanchez & Associates, dated 9/15/2014.

CONSIDER THE REVISED FINAL PLAN (LOT ADD-ON) FOR HENRY & JANE GROVES, PREPARED BY DIEHM & SONS, DATED 11/25/2014: Mike Kotay and Andrew Adams, representing Diehm & Sons, were present to discuss the plan. Kotay related this property is contained within two separate deeds. Grove's neighbor approached him inquiring if he could purchase a piece of the property beside him along with the two garages located on the property.

Kotay stated there are no issues with any of the comments from the letter from ELA. The only possible complication is with a neighbor who shares the driveway. If this is to continue to be a shared driveway there should be a shared driveway agreement and maintenance agreement. A Commissioner inquired if this agreement should come from the new owner or the Grove's. Kotay stated he feels it is most appropriate for Mr. Groves as he is the title owner at this time. The individual who plans on purchasing this property will be involved with the groundwork of the agreement so the terms and conditions would be suitable to him as well.

On a motion by Eshleman, seconded by Medini, the Commission unanimously approved the Revised Final Plan (Lot Add-On) for Henry & Jane Groves, prepared by Diehm & Sons, dated 11/25/14.

DISCUSSION ON THE AMENDMENT TO THE ZONING ORDINANCE: Zimmerman stated the goal is to regulate the placement of cell towers and limit new ones from being placed. The Township is looking to use existing PP&L towers. The question has been raised if there are existing towers in residential zones would the Township consider utilizing them. This issue was raised at the Board of Supervisors meeting and it was discussed to do this under conditional use and go through a hearing and allow the neighborhood to decide if they approve it or not. The towers would need to be visited once a month. The Commissioners were in agreement to look further into utilizing existing transmission towers for placement of cellular towers.

OBJECTIVES FOR 2015: Zimmerman stated a Moravian Manor project is slated for 2015. There is the possibility for some potential rezoning on Orchard Road which was discussed at a previous meeting. Phases III and IV will be presented for Lititz Reserve. The extending of 6th Street to Rothsville Road will become a reality. This will come with options for Pierson Road. There will also be options regarding the intersection of Clay Road, Rothsville Road, and 6th Street. Zimmerman stated if the state gets involved this would include an evaluation of a roundabout before a traffic light would be supported.

Zimmerman stated there are three projects the Township would like to see occur in the near future. Zimmerman stated he met with PennDot and negotiated to get a center turn lane on 501 from Wynfield Drive to Newport Road. ELA came up with a design showing some stormwater problems at the Mobile Home Park and Sechan lot and bid on it and the Township was able to obtain money for this to occur.

The second project is at Brunnerville Road and Newport Road, and the last project is the intersection of Clay, Rothsville, and the 6th Street extension.

Rock Lititz Phase 1C will be presented. This is a 300,000 square foot project with two buildings, 20 new companies, with mostly storage and warehouse space and approximately 130 employees.

Phase IV of TOA will be presented and there will be discussion of the last 23 acres.

Zimmerman stated on the north end of 501 there is a commercial project coming in. The Township is going to partner with the Lititz Regional Economic Development Committee to assist with the economic potential of this area. The Township is working with the Redevelopment Commission to try and come up with a buyer for the hotel on 501 as currently this has a negative impact on the community.

Planning Commission
December 18, 2014

PRESENT THE 2014 MS4 ANNUAL REPORT: Zimmerman stated if the Township gets through the review it will be the first municipality to achieve Platinum Sustainable Community in the state. This would be quite an accomplishment.

The floodplain restoration done at Rock Lititz contributed to restoration of the floodplains on the Santo Domingo Creek. In addition, the Smucker Farm adjacent to Rock Lititz was improved.

ADJOURNMENT: With no other business to come before the Commission the meeting was adjourned at 7:50 PM.

Respectfully submitted,

Daniel L. Zimmerman,
Township Manager