

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES
February 25, 2015

Thomas Zug, Chairman, convened the February 25, 2015 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Jane Windlebleck, Kenneth Eshleman, Daniel Garrett, Marcello Medini, Daniel L. Zimmerman Township Manager, Joel Snyder representing RGS Associates, Jim Wenger and Dave Madary representing Derck & Edson, Shawn Sensenig 143 Moorland Court, Lititz, Andrea Shirk representing Rock Lititz, and Lee Moyer representing MLDC. Absent were Craig Kimmel and Kenneth Kauffman.

APPROVAL OF MINUTES: There were no changes to the January 28, 2015 meeting minutes.

COMMUNICATIONS: Zimmerman stated there is a course in Community Planning which will be held at E. Lampeter Township in April and May if any of the Commissioners would like to attend.

CONSIDER PHASE 1C OF THE ROCK LITITZ PROJECT LAND DEVELOPMENT PLAN, PROPOSED BY DERCK & EDSON, DATED 11/25/15: This phase includes improvement of Pod 2. The original master plan had five lots and each was going to be their own development. The new plan puts all the individual roofs under one roof as one building and will be internal with a central common space but each will have separate units underneath the roof. The main entrance will be on the north side of the building and service will be provided between the two buildings. The list of waivers from the ELA Group was reviewed.

A Commissioner inquired as to how the truck traffic on Toll Gate Road was going to be controlled. Zimmerman responded there will be signage instructing trucks which direction to follow. Zimmerman stated a proposal is also being made for reconstruction of Toll Gate Road to Newport Road and improvements to the turning lanes.

Zimmerman stated regarding the flood plain, the state only approved a certain amount of square footage for the utilization of the flood plain for Phase 1A. Going forward it will now be amended for each phase.

Zimmerman inquired of Shirk what the range of uses for each building will cover. Shirk stated details are still being worked on however the building will house 20-25 tenets leasing anywhere from 1,000 to 40,000 square feet of space. Some of the range of occupants will include legal services, a lighting

company, a video company, a company that will stock supplies for Rock Lititz's needs, and a video editing company. Shirk stated she will have a better understanding of who will be renting within the next couple of months once there has been approval of the plan and construction can commence. Shirk stated there may be some on site storage which will bring some light truck traffic.

Zimmerman inquired as to which building would be built first. Shirk replied the building closest to the first building is where the shared space is located and is the costlier of the two buildings however it has the benefit of the cafeteria. The building located in the back because of its shape is intended for storage and or warehouse. Shirk stated depending on how much of the larger building gets filled will depend on if the second building gets built at the same time or at a later time. Shirk stated the building is designed so the back at the maximum is 42 feet and the entire front section will drop to 20 feet which is where the offices will be located. The center area where the main entrance to the facility is located and where the cafeteria is will be higher. The lessee will enter their space from inside the building. A Commissioner inquired as to the elevation of the loading docks if they will be exposed to Newport Road. It was explained that the loading docks face each other internally.

Shirk stated this one site will not be subdivided from the 96 acres it will be a condo unit.

On a motion by Garrett, seconded by Windlebleck, the Commission unanimously approved the three waiver requests.

On a motion by Eshelman, seconded by Medini, the Commission unanimously approved Phase 1C of the Rock Lititz Project Land Development Plan, proposed by Derck and & Edson, dated 11/25/15.

DISCUSS LITITZ RESERVE, PHASE 3 & 4 PREPARED BY RGS ASSOCIATES, DATED 2/4/2015: Joel Snyder with RGS and Lee Moyer with MLDC are here to present and discuss Phase 3 & 4 of Lititz Reserve. Snyder gave a brief background of the project for the Commissioners who were unfamiliar with the project.

Snyder stated there have been several meetings with the Township and the landowners adjacent to the project regarding the extension of 6th Street and some possible land swaps. An agreement was given to the landowners who front property along Lititz Reserve. Once this agreement has been signed by all parties, Moyer can then work with the Township on the extension of 6th Street. Zimmerman stated talk of this extension started last year with both the Planning Commission and the Board of Supervisors with looking at the engineering and design to extend the road to the intersection with Rothsville Road. The Township offered a three way split between the church and Mr. Siegrist. The church wants to make sure the green space underneath the cemetery is counted as one tract as they are concerned about their building coverage. The Township has allowed the church to have two tracts under one deed. This would allow the church to sell the property and not have any impact on coverage limitation.

A Commissioner inquired how many units are currently under construction. Snyder stated 38 units are currently under construction in Phases 1 and 2.

Snyder stated there was a discussion with Luther Acres in regards to making an emergency exit connection between Lititz Reserve and Luther Acres.

Snyder is requesting a deferral on the construction of Azalea Way until the next phase of the project as an alternate solution is also being considered. Zimmerman stated this would be subject to a review by WESC and an agreement with Luther Acres to be able to use their system system in an emergency situation. In lieu of Azalea Way Snyder stated there will be a temporary stone path to Luther Acres in order to access their street system. A Commissioner asked if currently there was an emergency in the existing development and Lititz Reserve Lane were blocked how would the emergency vehicles get through. Zimmerman stated the emergency vehicles would come through Luther Acres.

A discussion was brought up in regards to the Quarry. A Commissioner inquired if there were any way to make the Quarry aesthetically more attractive. Snyder stated as work is being completed some clearing could be done as was done at the entrance to the project. Zimmerman stated the Lancaster County Conservancy had done an evaluation of the Quarry and found it to be a nice wildlife habitat.

Zimmerman wanted to recap to the Commission what Snyder is requesting tonight. One is if it is ok for the deferral of Azalea Way with Luther Acres consent and emergency services review. Second, is if the overall design moving forward is acceptable with some minor re-zoning issues.

REVIEW OF TEXT AMENDMENT TO THE ZONING ORDINANCE: Zimmerman stated there are two parts to this ordinance. One is the master plan amendment for Rock Lititz to include signage. The second part is in regards to the nursing retirement provision in the campus industrial zone. The petition from the applicant stated the facility would be 50% dementia care and 50% advanced bed care. This makes it a medical setting and this is not stated specifically in the Zoning Ordinance. A Commissioner inquired as to if there were somewhere else this facility could go in the Township if the Commission would not allow the text amendment. Zimmerman stated they could go in an R1 or R2 zone. Some possibilities brought up would be the leftover land behind Traditions of America or the Sechan Tract on Buckwalter Road.

On a motion by Garrett, seconded by Windlebleck, with a split vote of 4-1 the Commission approved the Text Amendment to the Zoning Ordinance subject to the LCPC recommendation.

ADJOURNMENT: With no other business to come before the Commission the meeting was adjourned at 8:04 p.m.

Respectfully submitted,

Daniel L. Zimmerman,
Township Manager