

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES
September 24, 2014

Jane Windlebeck convened the September 24, 2014 meeting of the Warwick Township Planning Commission at 7:00 P.M. Present were commissioners John Gazsi, Kenneth Eshleman, Kenneth Kauffman, Marcello Medini, Bob Shenk from HRG, Caroline Hoffer from Barley Snyder, Joel Young and David Miller from Rettew, Steven Vick from Signature Senior Living, Dan Berger from NAI CPI, Joe Russell from SDR, Mike Glass of 710 Creekside, Brian Davison from High Associates, David King and Chris Venarchick of RGS Associates, Fabio Ryodi, Arick Mark, Brian Rettew, Jon Kieserman of CBRE, Steve Gergely of Harbor Engineering, and Dana Clark of Spruce Villa Farm. Absent were Tom Zug and Daniel Garrett.

APPROVAL OF MINUTES: A Commissioner noted an error on the minutes. On page three the second paragraph from the bottom reads "Regarding the clear sight triangle the Township Manager stated what is important is sight distance not necessarily sight distance" and it should read "Regarding the clear site triangle the Township Manager stated what is important is sight distance not necessarily the sight triangle." On a motion by Eshleman, seconded by Marcello the Commission approved the minutes with the above stated change.

CONSIDER THE PHASE 3 FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR TRADITIONS OF AMERICA, PREPARED BY RGS ASSOCIATES DATED 8/14/2104: Commissioner Joyce Windlebeck informed the Commission Members she will have to abstain from this discussion as she has an agreement with Traditions of America.

Chris Venarchick of RGS Associates stated Phase 3 will consist of 61 units, 39 single family units and 22 duplex units. Venarchick explained that for phase 3 there will be no new stormwater facilities introduced as the infrastructure is in place to accommodate what is going on. There is a primary stormwater basin off Millport Road and there is a fore bay area along Bachman Run and another basin on the east side of the property. At this point during construction it is in the sediment control condition and will be converted to a final condition once the property is built out.

Venarchick stated with the final plan for phase 3 filed review letters have since been received. There is a letter from the Township's engineer ELA Group which points out some administrative items such as establishing plans for security, obtaining signatures and certifications on the plans, and any necessary agreements being finalized for the final plan. The county review is also provided which made some recommendations about trees. There were also some questions regarding circulation of the walks as presented in the preliminary plan process. Venarchick stated he would go through any of the review letters if requested. Regarding the Warwick Township Municipal Authority review from Entech, there were some questions on where the position of certain water valves would be located from the point of the preliminary plan. The NPDES approval is for the entire property. Venarchick stated the sewer plan was approved for the whole property. Venarchick explained he is here tonight to get the Board's consideration to move forward on the final plan. The Township Manager inquired about the function of the open green mall if the recreational facilities were going to be shifted around to fill this area. Venarchick replied consideration is being given to the tennis and hibachi area currently located just outside the club house be relocated to this open area and have a mix of more active and passive spaces throughout the community. No final decision has been made as of yet. On a motion by Kauffman, seconded by Eshleman, the Commission, with the exception of Windlebeck who abstained, approved Phase 3 Final Subdivision and Land Development Plan for Traditions of America, prepared by RGS Associates dated 8/14/2014.

CONSIDER THE REVISED FINAL SUBDIVISION PLAN/LOT ADD-ON PLAN FOR THE WILLIER TRACT, PREPARED BY HARBOR ENGINEERING DATED 7/25/2014:

Steve Gergely of Harbor Engineering stated he is present with a revised final subdivision plan for seven additional single lots. Gergely stated since he attended the last Planning Commission meeting the plans have been resubmitted to comply with ELA's review letter. Gergely also stated water and sewer designs were also resubmitted to Entech. ELA's review letter consists of administrative items such as a Homeowner's Association agreement that needs to be prepared and accepted, a private street agreement, and planning module approval. Gergely is seeking four modification requests. The first request is to not to show all the existing modification features within 200 feet of a tract. The second request is to not make improvements on existing streets. Gergely is also asking for a waiver to not install curbing on the private street. The final request is a waiver on reverse frontage lots. There are four lots that front Woodcrest Avenue but their driveways are off of the private street which creates a reverse frontage lot. The requirement is the rear yard would have to have a 75 foot setback. The cul-de-sac bulb encroaches into lot 11 so a reduced setback of 50 feet is being requested to allow for a reasonable building lot which would make this lot consistent with the other lots on Woodcrest Avenue. As part of this modification there is a requirement of a 10 foot landscape buffer. It is also being requested to waive this modification as it wouldn't serve any purpose.

The Township Manager stated this is a private street system as they desired not to have access off Woodcrest Avenue. Every private street has the opportunity to petition to be accepted but would have to be brought up to the Township's standards in order to be accepted. This street is committed to a private street scenario so there is a private street maintenance agreement recorded along with HOA documents that provide for the perpetual maintenance of the street.

Gergely stated some of the considerations from the Planning Commission discussed last month were addressed, specifically regarding the pedestrian access. On a motion by Eshleman, seconded by Gazsi the Commission unanimously approved waivers 1, 3, and 4 of ELA. On a motion by Kauffman, seconded by Gazsi, the Commission unanimously approved waiver #2 with the conditional approval subject to addressing the final comments in the ELA letter and the Authority's comments.

CONSIDER SKETCH PLAN SUBMITTED FOR SDR-SLL OF LANCASTER COUNTY, PREPARED BY RETTEW, DATED 9/10/2014:

Joel Young with Rettew introduced Steve, Arick and Vick from SSL, Joe Russel from SDR, Carolyn Hoffer as legal counsel with Barley Snyder, and David Miller from Rettew a civil engineer and project manager. Young explained this is an 11.29 acre site on the corner of West Millport Road and Buckwalter Road. This is currently zoned I- 2. The proposed use is an assisted living facility focused toward memory care. A 66,000 square foot one story building is being proposed. Residents would live and dine here. The facility would also include access off W. Millport Road and off Buckwalter Road. There would be full sewer and water access. Based on the amount of beds proposed and number of employees the number of parking spaces is approximately 50 spaces plus 7 for ADA. The landscaping includes courtyards for the residents. There will be an aboveground stormwater basin at the southern part of the site. Young stated regarding coverage the facility is about 30% coverage as proposed and in the I-2 zone if you go over 10% coverage there is the need for transferable development rights and the applicant is aware of this. The applicant also recognizes in the I-2 zone an assisted care facility is not currently a permitted use so as part of the process a text amendment to the current zone is requested to permit this use. Caroline Hoffer explained there were some conversations with the Township regarding the I-2 zoning and if the proposal works well for the site the applicant could proceed with a text amendment to add the assisted care facility to the I-2 district as a conditional use. The initial view of the Township is that this would be an enhancement to the uses that are provided for in the I-2 district given the way the district has developed. Jon Kieserman also explained the applicant tries to make the facilities fit the community in which they are located. Hoffer mentioned with the I-2 district this would also require a master plan approval. The Township Manager stated there are already conditional use

criteria for nursing homes in other districts. The question was raised as to if the applicant sees any major departure from this text currently that is not already incorporated that would be added to the campus industrial text. Hoffer stated it would be the same except for the master plan requirement. The Township Manager inquired if there are any plans to cross the 25 foot drainage easement to create something separate. Young stated there are no plans at this time as the development fits well on the land on the other side.

The Township Manager inquired if the applicant is looking at full service access at the intersection of Buckwalter Road and Millport Road. Joel Young stated the interest as of now is for full service access from both facilities. The Township Manager stated there is a question regarding Buckwalter Road as far as improvements. They are aware of the typical curb and sidewalk but not knowing the future they are not sure what the Township's preference would be. The Township Manager stated to keep in mind the driving force for the consideration on the intersection of Buckwalter Road and Millport Road was the offset intersection situation with Hess Lane. It was explained as you look at this region as a whole there are different projects coming in and you had to anticipate what you had to deal with at that time and what was within your realm of reality. The question is could this continue as a fully functional intersection as far as distribution. It was discussed that the road would be curbed and developed the way it should be. It is a local street standard so it would have a 50 foot right of way with a 20 foot cartway.

The Township Manager stated the Township already has a very dominant retirement community and this would complement that existing base and would provide an additional layer of services not provided to the same degree by the retirement community. Russell stated their expertise has been on the higher acuity. The facility would be licensed. It is not independent living it is assisted living. Windlebeck inquired as to how many residents would be housed in this facility. Russell stated there would be 75, 45 in assisted living and 30 in memory care.

A Commissioner inquired as to if Russell were asking for this to be specific to assisted memory care only so there would be no text amendment just elements for full nursing care and assisted care. Windlebeck stated the ordinance provision states nursing, rest, and retirement homes so the ordinance itself currently allows these facilities in the R-2 community, commercial, mixed use, and local zones. She stated the nursing, rest, and retirement homes would complement the district whether it is assisted living or skilled nursing because of the way the I-2 district has been developed.

There are two other items Russell would like to discuss. One is he would like service to be off of Buckwalter Road. The current ordinance does not permit service to be facing a Township road. Russell stated the service would be minor and would face south off of Buckwalter Road. An interpretation would be needed from the Township as to whether or not a variance would be needed depending on how this was designed. The Township Manager stated the intent of this ordinance was for curb appeal standards particularly for an industrial facility where you would not want docks facing the street. The second item Russell would like to discuss is to seek a waiver for a preliminary plan. As the plan has been able to have been reviewed multiple times and the intent is for the plan to be one phase, everything would be able to be seen to make a decision. The Township Manager stated typically because of the conditional use process everything has been flushed out and this has been a common request with other projects.

The Township Manager stated Russell is looking for some feedback. The process would involve there to be some sort of text amendment and if this is achieved this would go through conditional use. He stated this is a light impact project that does complement our health service orientation. His only concern would be does this complement what the Township already has or is this a duplication. At this time the Commissioners are all open to the possibility of having a facility such as this in the Township.

CONSIDER THE REVIEW OF WAIVER OF LAND DEVELOPMENT PLAN FOR FRONT LINE MOTORS, PREPARED BY HARBOR ENGINEERING, DATED 9/2/2014:

Mr. Putnik, owner of Front Line Motors, is proposing to construct a body shop consisting of 3,500 square feet constructed over existing macadam. This area is currently used for storing vehicles waiting to have body work done. This building would not result in more employees. It does not increase the impervious surface, there will be no difference in the amount of traffic, and there will not need to be any stormwater management work done. The application submitted with this plan covers these issues. There is however some work that needs to be completed. This lot used to be four tracts before the land development plan was filed in 2004. As part of this land development plan a lot add-on consolidation plan was done where it put Putnik's residence on Lititz Run Road on to his own lot and put the car lot property on to another lot. Steve Gergely stated he is in the process of getting this changed and once it is the lot will be in compliance of setbacks. On a motion by Kauffman, seconded by Medini the Commission unanimously approved the waiver of the Land Development Plan for Front Line Motors, prepared by Harbor Engineering, dated 9/4/2015.

DISCUSSION ON ORCHARD ROAD TRACT: The Township Manager gave the Commission a background of the tract for any new Commissioners. He stated one question that needs to be considered is does it make sense that this remain an over 55 housing project with the fact the market has moved forward and the Township has a surplus of this particular type of housing. He stated what doesn't change are the characteristics of the land. It is a mature, wooded area and could be preserved which is favorable particularly from a watershed aspect. Independently the Township Manager has been contacted by at least three property owners from this area who would like to petition to go from R-1 back to agricultural and would the Township be open to this proposal. He did remark that there is a more challenging infrastructure north of Newport Road particularly in regards to the water and sewer. The question will also be raised about the potential if this were changed back to agricultural could there be an exchange of land. There is some land south of Newport Road inside the designated growth area closer to Lititz Borough that could be developed. Finally, if the 50 acre tract is exchanged back to agricultural there is another holding in Brunnerville that is currently agricultural and could that potentially be changed to a residential use down the road. The Township Manager stated there is not a viable water system in this area until a gravity tank is placed north of Newport Road.

Mike Glass explained to the Commission that as the recession has lifted, he again began having an interest in developing the project. He commented that with Rock Lititz and some of the other economic development in the community has changed his plans.

Mark Will did ask separate from the grand plan if he were to get in a position to move forward and develop Orchard Road consistent with the original characteristics keeping the same design and intent but modify the street, would family housing as opposed to active adults be something the Commission would consider. The consensus of the Commission would be to find out who the customer would be and design to that. A Commissioner inquired if some of the land is going to be preserved who would be responsible for the care of this land. Will stated this would be determined once it is decided what the future of the land is going to be.

Bob Shenk a landscape architect from HRG and Mark Will, who is representing Mike Will, are here to discuss some property the Clarks have in Lititz Borough. There was talk about a potential swap of land for their two tracts, one of which is completely in the borough and the second tract is half in the borough and half in the Township. The Township's portion is zoned R-2 and the borough's portion is R-1. Will stated he and the Township Manager have spoken regarding these tracts of land and how they would affect the Township. One way it would affect the Township is if the Clarks decided to preserve the farm they own. This would result in 50 acres of preservation. The Orchard Road tract, which is five tracts all together, is zoned R-1. Will stated there is a 45 acre farm on Lexington Road which is green and owned by JPM Development Group. The desire would be to move to move the R-1 zoning from the Orchard

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Road tract to the Lexington Farm tract. The Orchard Road tract would then be “swapped” which would then be zoned agricultural with the Clark’s for their two tracts on Locust Street. Will stated he is currently working with planners to come up with a sketch plan to utilize the two Clark tracts in Lititz Borough. He stated this piece would be developed first and the Lexington tract would be delayed.

Dana Clark, representing the Clark family, stated the family is interested in agricultural preservation. The intention of the family is to continue to farm the 20 acres available and the rest of the site to remain as is. He stated from a practical standpoint farming something that is contiguous and you don’t have to drive down the road to get to it and they don’t have to fight the people in the borough and the other landowners who are adjacent to the two parcels that are in town is appealing to the Clarks. Eshelman commented he felt it didn’t make sense to take an area that is agriculture such as the Lexington Farm tract and putting in a large development. He feels it makes more sense to develop closer to Lititz. Windlebeck disagreed stating she felt in four or five years this will be developed. She stated there comes a point where the Township will start spreading out and eventually it will be Brunnerville’s time for development.

The Township Manager stated one change has been made in zoning in 20 years and that was north of Newport Road.

Will stated the plan for the Orchard Road tract would include an open market development, a little larger lot than what is being proposed, and work towards a public street system. Will stated regarding density there are 114 units proposed for the Orchard Road tract. These would be single family homes for any age. Will stated he would like to know how the Commission feels about these proposals so the Commission took a poll. Eshelman reiterated he was concerned if the Commission grants this zoning change for the Lexington Farm tract other tracts in the area zoned agriculture will also want to change and it will start to get out of hand. Windlebeck again disagreed stating with the proposal of a water tank being put in will trigger discussion for future development.

ADJOURNMENT: With no other business to come before the Commission the meeting was adjourned at 8:55p.m.

Respectfully submitted,

Daniel L. Zimmerman,
Township Manager