

**WARWICK TOWNSHIP PLANNING COMMISSION MINUTES**  
**December 20, 2012**

Chairman Thomas Zug convened the December 20, 2012 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, Jane Boyce, John Gazsi, Nathan Flood, Daniel Garrett, and Kenneth Kauffman. Craig Kimmel was absent. In attendance were Township Manager Daniel Zimmerman, Code and Zoning Officer Thomas Zorbaugh, Township Engineer Grant Hummer, Alex Piehl, R.D. Buckwalter, and Joe Waters.

**APPROVAL OF MINUTES:** The Commission voted unanimously to approve the minutes of the November 28, 2012 meeting as written.

**CONSIDER THE REQUEST FOR MODIFICATION TO THE COMPREHENSIVE PLAN**

**FUTURE LAND USE MAP AND GROWTH AREA MAP:** Alex Piehl, representing RGS Associates, stated that the request has been submitted by Warwick Devco, the owner of the Shoppes at Kissel Village shopping center. He stated that the request is for a modification to the urban growth boundary and future land use map for an approximate 32-acre site at the intersection of Lititz Pike and East Millport Road. He stated that this proposal is for a 32-acre expansion of the General Business area on the Future Land Use map contained within the 2006 Joint Strategic Plan. He stated that the existing general business area to the east of Lititz Pike includes the Stauffers of Kissel Hill, Blockbuster, Radio Shack and the Shoppes at Kissel Village. The proposal would extend this area west of Lititz Pike to the Buckwalter property. He stated that access to the property is proposed via the intersection of Peters Road and Lititz Pike, with the potential for a right-in/right-out south of this intersection. He stated that although the submittal included a potential rezoning map, the rezoning is not included as part of this evening's request. He noted that the proposal would retain the existing barn on the Buckwalter tract. He added that the existing sewer and water infrastructure could be expanded to serve this proposed site. Piehl stated that as part of the request, they contacted John Schick with Rettew Associates to perform a traffic analysis. He noted that Schick has been involved in the traffic analysis for the Shoppes of Kissel Village, Target and Traditions of America sites as well. The traffic analysis memo prepared by Schick has been submitted as part of this proposal. He stated that the memo outlines traffic improvements that would be needed to support the project as proposed. He explained that the project would be phased to include shops along the frontage of Lititz Pike, with a potential future expansion of the shopping center.

The Township Manager explained that the Township is currently in the process of drafting the second update to the Joint Strategic Plan. He stated that the initial Joint Strategic Plan in 1999 included down-zoning of several properties to Agricultural. He explained that this plan, and the subsequent update in 2006, included 5 planning areas for future consideration. He noted that one of these areas was the Shoppes at Kissel Village property, which provided for the Target site. He noted that these areas also included a tract on West Millport Road (which is now the proposed Traditions of America Site), a 70-acre tract on Orchard Road (owned by Michael Glass), the High tract north of the SR 501 and East Newport Road intersection, and the proposed Rock Lititz site. He stated that the area on the west side of Lititz Pike was illustrated as a planning area due to the north/side alleviator route (Highlands Drive) and the availability of public sewer and public water. He noted that the Township recently rezoned portions of the Reid Buckwalter site (proposed Traditions of America and adjoining site), as well as the proposed Rock Lititz site. He stated that the Township evaluates infrastructure prior to rezoning any tract. He noted that although the

projections for traffic in this area have been under the projected figures, a significant amount of growth has occurred in this southern area of the Township. He noted that the current focus on the Community Commercial zone has been in the northern area of the Township so additional traffic is not generated through Lititz Borough to access services in the southern area of the Township. He added that the CVS store is an example of this focus in the northern area. He noted that the Township recently took 2 years reviewing the Community Commercial zone before rezoning a portion in the southern region to Local Commercial. He added that this rezoning affected the Cicala tract, the 814 Lititz Pike tract and the LaPiazza tract, among others. He explained that these areas are under current development review. He explained that the update to the Joint Strategic Plan also focused on the viability of the shops in downtown Lititz so that growth in one area does not compete with growth in other areas. He explained that the ability to expand infrastructure on the east side of Lititz Pike is not as feasible as it was on the west side of Lititz Pike due to the improbability of a north/south alleviator route on the west side.

Garrett stated that he has been involved in planning with the Township for over 20 years. He explained that the Township's goal has been to manage growth and never to stop growth. He concurred with the Township Manager that the Township has readjusted growth areas and there is no hardship, nor need to adjust growth plans in this region of the Township. He added that this proposal reflects a significant change to growth boundaries and it would be irrational to adjust the maps at this time. He added that he would not be in favor of the proposal. Gazsi concurred and added that any change to the Urban Growth Boundary on the east side of Lititz Pike could adversely impact this region of the Township. He noted that this could be considered in the future, but not at this time. The Commission members concurred with the Township Manager, Garrett and Gazsi. On a motion by Garrett, seconded by Kauffman, the Planning Commission voted unanimously to recommend denial of the request for modification to the Comprehensive Plan Future Land Use Map and Growth Area Map due to the issues discussed this evening.

**CONSIDER REQUEST FOR WAIVER OF CLEAR SIGHT TRIANGLE FOR THE 814 LITITZ**

**PIKE SITE:** The Township Manager explained that the Applicant is requesting of Waiver of Section 285-27.L(1) pertaining to the Clear Sight Triangle at the intersection of Highlands Drive and the proposed access drive. The Ordinance requires a 100' clear sight triangle and the applicant is proposing a 45' clear sight triangle. The applicant has indicated that adequate safe sight stopping distance is provided at the intersection. In addition, the proposed access drive has been located to provide a common access to the property and the adjacent restaurant. The proximity to the property line does not allow for the larger clear sight triangle within this property and the Highlands Drive right-of-way. The (alternate) Township Engineer recommends approval of the Waiver request. On a motion by Gazsi, seconded by Garrett, the Planning Commission voted unanimously to recommend approval of a Waiver of Section 285-27.L(1) as requested for the 814 Lititz Pike site.