

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES
February 27, 2013

Vice-Chairwoman Jane Boyce convened the February 27, 2013 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Jane Boyce, John Gazsi, Craig Kimmel, Daniel Garrett, Nathan Flood, and Kenneth Kauffman. In attendance were Township Manager Daniel Zimmerman, Township Engineer Charles Haley, Lee Moyer, and Dianne Cox.

APPROVAL OF MINUTES: The Commission voted unanimously to approve the minutes of the January 23, 2013 meeting as written.

CONTINUED REVIEW OF THE PRELIMINARY SUBDIVISION PLAN FOR LITITZ RESERVE.

PREPARED BY RGS ASSOC., DATED 8/1/12: Joel Snyder, representing RGS Associates, stated that the Commission previously reviewed the proposal at their November 28, 2012 meeting. Snyder summarized the project for the benefit of those present. He explained that additional parking has been added to some of the green spaces which would supplement the limited on-street parking. He noted that the driveways would accommodate 2 vehicles, and all of the garages would accommodate 2 vehicles. Snyder stated that the plan now proposes a walking trail from the site to the adjoining Luther Acres campus. He added that this trail area would also serve as an emergency access, if needed. He noted that another emergency access is proposed along the cul-de-sac.

Snyder stated that he met with the recreational advisory committee to discuss the open space plan. He stated that the town green could be designed to provide pickle ball or bocce. He noted that the Applicant has requested credit for the trail areas as well as the town green area. He explained that a trail system with a proposed elevated boardwalk would be provided leading to the Lititz Public Library and added that educational signage would be provided detailing the bio-swale that would be located along the trail system. He stated that a portion of the trail might be constructed within the proposed Sixth Street right-of-way to Rothsville Road. He explained that this would provide pedestrian access to the Riparian Park. He added that the Applicant is still reviewing the possibility of providing a 2-acre tract to the Lititz Library site.

Snyder stated that they have met with WTMA and Lititz Borough representatives regarding the availability of public sewer to serve the site. He outlined the proposed routing of the sewer service line to serve the development. He noted that discussions are continuing with Lititz Borough representatives for their separate service line.

Snyder stated that the plan has been modified regarding a traffic study. He noted that the intersection of Pierson Road and Owl Hill Road is not anticipated for signalization and added that the extension of Sixth Street is the primary focus of traffic relating to the development. The Township Manager explained that the radius at the intersection of Owl Hill Road and Kissel Hill Road would be widened in order to improve traffic flow. He added that the improvements would be constructed within the right-of-way. He explained that traffic counts and analysis would be performed, rather than a full traffic study. In addition, the Applicant has agreed to provide contributions for the traffic improvements at the areas discussed. In addition, the Applicant would provide contributions for a four-way stop at the East 2nd Avenue, Oak Street, and Kissel Hill Road intersection within Lititz Borough as well. This intersection would also be impacted by the proposed development.

Snyder stated that the Warwick Emergency Services Alliance (WESA) has agreed to the emergency access points as proposed on the plan. He noted that the additional emergency access to Luther Acres was not part of their original review. The Township Manager explained that WESA representatives requested modifications to the plan to accommodate the turning radius of emergency vehicles. He noted that WESA has approved the design.

The Applicant is requesting a Waiver of Sections 285-14.C(3)(d)[2][e] and 285-14.C(3)(d)[2][e][f] pertaining to Traffic Impact Study requirements. The Applicant's consultant is requesting the Township accept the submitted Traffic Impact Study and the analysis provided for the street intersections indicated.

The developer intends to offer a fee in-lieu-of completing the Traffic Signal Warrant Analysis. The Township Engineer commented that if the Township favorably considers this Waiver, they recommend acceptance of the fee with conditions as outlined in their February 20, 2013 comment letter.

The Township Manager explained that the Applicant has provided a detailed maintenance program for the large swale area to be maintained by the Homeowner's Association. He noted that the Applicant worked with ARM and LandStudies to develop the maintenance program. Snyder stated that the maintenance program is also a requirement of the NPDES permit. Snyder stated that the plan would be developed in 8 phases. He added that the basin would be constructed during phases 1-3 and the bio-swale would be implemented during phases 3 & 4. Garrett inquired whether cost estimates to maintain the stormwater facilities is being provided. The Township Manager stated that these cost estimates would be part of the Homeowner's Association documents. Snyder noted that the development would provide fee simple lots.

Snyder stated that the plan also illustrates a possible modification of "Street E" (cul-de-sac). This modification is designed as a through street connecting with Sixth Street to be discussed during the final phases of the development.

The Township Manager explained that the Township may review grant opportunities for the future intersection of Clay Road, Rothsville Road and Sixth Street. He noted that it would be a large project due to the steep slopes and associated bridge work that would need to be addressed as part of the intersection project.

Dianne Cox, 12 LeHoy Forest Drive, inquired whether the Township Manager had reviewed the North Londonderry Township Resolution pertaining to U.N. Agenda 21. The Township Manager stated that he reviewed the Resolution and also the book she had provided to him at the Board of Supervisors meeting on February 20th (entitled "Behind the Green Mask-U.N. Agenda 21"). Cox stated that she is surprised that after reading the information, the Township Manager is still encouraging Smart Growth for the community. The Township Manager expressed the opinion that there are merits to Smart Growth and understands the concerns addressed by the book. He added that being more efficient does not adversely impact anyone. Cox stated that he is still discussing accepting grant money from the Federal government which is under the United Nations, which encourages a one world government. She added that smart meters, smart tags, and smart phones can be monitored and whatever individuals do to use resources (such as flushing the toilet) could be taxed under the United Nations. She stated that these guidelines would create world where individuals kids & grandchildren would live under a global dictatorship as part of Agenda 21. She encouraged additional research on the topic. She added that she has additional books and copies

of the North Londonderry Township Resolution for anyone who is interested. The Township Manager explained that he has some copies available since he knows they are expensive and could provide them to others after they are read. Cox stated that she cares enough that she has purchased these books and does not understand how individuals can live in America and not be concerned about these issues. She added that she thought if she distributed the books, and they were read, the Township would no longer be discussing smart growth. The Township Manager stated that he will provide the books to the Commission members to review. Several Commission members stated that they would like to review the information.

On a motion by Garrett, seconded by Kimmel, the Planning Commission voted unanimously to recommend approval of Waivers of Sections 285-14.C(3)(d)[2][e] and 285-14.C(3)(d)[2][e][f] as presented to the Commission.

On a motion by Garrett, seconded by Kimmel, the Planning Commission voted unanimously to recommend approval of the Preliminary Subdivision Plan for Lititz Reserve contingent upon the Township Engineer's and Township staffs comments being addressed.

CONSIDER THE LEON OBERHOLTZER STORM WATER MANAGEMENT PLAN, PREPARED BY DIEHM & SONS, DATED 2/6/13: The Vice-Chairwoman explained that the Applicant has withdrawn the plan for this evening.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager