

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES

March 28, 2012

Chairman Thomas Zug convened the March 28, 2012 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, Jane Boyce, John Gazsi, John Hohman, Craig Kimmel, and Daniel Garrett. Kenneth Kauffman was absent. In attendance were Township Manager Daniel Zimmerman, Township Engineer Charles Hess, Gwen Newell, Kevin Varner, Daniel Cicala, Rick Jackson, Tom Shumate, and Brent Good.

APPROVAL OF MINUTES: The Commission voted unanimously to approve the minutes of the January 25, 2012 meeting as written.

DISCUSS THE AFFORDABLE PAVING (THOMAS/BILLY SHUMATE) FINAL LAND DEVELOPMENT PLAN, PREPARED BY DIEHM & SONS, DATED 2/1/2012: Kevin Varner, representing Diehm & Sons, explained that Thomas Shumate and Billy Shumate, purchased the 7.71-acre tract at the intersection of Rothsville Road and Briar Hill Road. The property is zoned Community Commercial. The property is currently vacant with the exception of a public sewage pumping station at the north end of the frontage along Briar Hill Road, and an existing sediment basin is located on the property. The property would be served by public water and sewer. The owners plan to relocate their existing paving business to the site. They plan to construct a 7,200 sq. ft. building for the business with macadam and gravel paved areas that would provide for the required parking, as well as an outdoor storage area. They also plan to construct a single-family dwelling on the property to serve as Tom Shumate's home. The business would be accessed by a new access drive that would connect with Briar Hill Road across from Santa Fe Drive. The proposed dwelling would have its own separate driveway. Varner noted that the plan includes a proposal to subdivide the pumping station from the remainder of the tract. Varner explained that right-of-way along Rothsville Road and Briar Hill Road would be dedicated to the Township outside of the existing PennDOT right-of-way.

Varner stated that the Rothsville Station subdivision plan requires the sediment basin to be converted to a detention basin as part of any land development plan. This plan proposes to remove the temporary sediment basin and provide storage grading as required by the prior plan. The grading is proposed to be modified from that shown on the Rothsville Station plan to fit the proposed site layout. The appropriate permits would be obtained for this connection. The calculations verify that no 100-year floodplain elevation increase is created. Varner stated that the stream has a 50' buffer as requested by PADEP and there would be no disturbance with the exception of additional plantings.

Varner explained that a retaining wall is proposed to level the area where the commercial building would be located. He noted that landscaping would be provided between the wall and the right-of-way. He added that the proposal received zoning approval on September 14, 2011 with regard to setbacks and to allow a driveway in a floodplain. He stated that the Applicant is requesting an increased clear-sight triangle at the entrance to the commercial building.

The existing storm sewer pipe discharging onto the site from Briar Hill Road would be extended to discharge into the detention basin/floodplain area. Varner explained that the project would require an NPDES permit and General Permit. The Township Manager explained that the existing culvert is in good condition.

Varner explained that the proposal is being presented to the Planning Commission in order to obtain input on the proposal. He noted that the plan would be presented to the Commission again, based on comments this evening.

The Township Manager explained that the site contains a regional basin for a large watershed. He explained that the basin would need to be retained and continue to function as a regional basin. He stated that the project fronts along two State roads. He added that the site adjoins the railroad right-of-way which is proposed as part of a regional rails-to-trails extension. He added that the Township would consider a macadam trail in lieu of concrete sidewalk to serve the trail system. He noted that the culvert crossing would need to be addressed as part of the trail extension.

The Township Engineer provided photographs of the area and expressed the opinion that the macadam trail is a feasible alternative to a sidewalk connection to the trail system. A Commission member inquired who would construct the crossing. The Township Manager explained that the crossing would not be required until the trail is extended. The Commission member stated that it appears that the proposed macadam trail would not extend anywhere until the rails-to-trails is extended. He inquired when the trail would be constructed. The Township Manager explained that the Township has applied for a grant for Phase II of the rails-to-trails project, and this work is projected for 2015-2016. He noted that the Township would need to review the crossing at the pumping station, and would also need to work with representatives of the Fairfield Company. The Township Engineer noted that the macadam trail would not need to be completed until the trail extension would occur. The Township Manager explained that a deferral agreement could be required for the trail extension.

The Commission members are agreeable to the plan as presented, and would consider the waivers as outlined on the Applicant's submittal.

CONSIDER THE CONDITIONAL USE APPLICATION FOR LITITZ LAND TRUST, LLC (DAN CICALA PROPERTY ON W. 7TH STREET AND SR 501) - SECTION 340-15.1 FOR R-3 RESIDENTIAL ZONE AND SECTION 340-108.1 HOUSING FOR OLDER PERSONS

DEVELOPMENT: Rick Jackson, representing ELA Group, explained that the plan proposes 72 apartments. The site is located along SR 501 between the La Piazza Restaurant and Landis Wash and Lube. He explained that the plan proposes an extension of Highlands Drive between Trolley Run Road and West Seventh Street. He stated that as part of the Master Plan for the site, the proposal includes an expansion of the parking area for the La Piazza Restaurant and the potential for two commercially zoned lots between SR 501 and Highlands Drive. He explained that the Board of Supervisors suggested that rather than a mix of commercial and residential uses along SR 501, the Applicant should consider establishing a commercial area between SR 501 and Highlands Drive, and the residential use to the west of the Highlands Drive extension. He added that the initial proposal was for an over-55 development, only; however, the Applicant requests consideration for a mix of apartments.

Jackson explained that this area was reviewed as part of the Joint Strategic Comprehensive Plan update. He stated that, currently, a portion of the site is zoned Local Commercial, and the other portion is zoned R-3. He noted that subsequent zoning approval would be needed to adjust the zoning boundary between the Local Commercial zone and the R-3 zone. He stated that in order to construct apartments in the R-3 area, the tract needs to be comprised of 5 acres. He outlined the zoning boundary for the benefit of the Commission. He explained that this requires a portion of the

tract on the east side of Highlands Drive to remain zoned R-3. He added that the entire right-of-way of Highlands Drive would be zoned R-3. Jackson stated that a portion of the site is located within Lititz Borough. He explained that this entire area is proposed for stormwater management. He explained that the stormwater pond has been sized to address stormwater from Highlands Drive and the remainder of the development. Jackson stated that the proposed 5 acres that comprises the R-3 zone includes the area of Highlands Drive since the Ordinance does not address proposed right-of-way as part of density calculations. Jackson stated that the 72 apartments equates to 14 dwelling units per acre, which is allowed for over-55 development in the R-3 area. He explained that the density is based on links to integrate into other areas of the community, roadway improvements, and the use of TDRs. Jackson stated that senior units are not currently marketable, and the property owner would like the option to allow some of the units to be market rate. He added that the units would not be family-oriented since none of the apartments would have more than two bedrooms. He noted that the density for apartments that are not targeted for over-55 is limited to 5.5 units per acre in the R-3 zone. Jackson stated that based on these calculations, 28 of the units could be market rate and 44 would be restricted to over-55. He added that the proposal would require 147 parking spaces, with at least 44 parking spaces for senior apartments. He stated that this would be addressed by garage parking that would create 70 parking spaces, and car ports that would address the remainder of the required parking spaces. Garrett inquired whether garage parking would be included as part of the rent. The property owner, Daniel Cicala, explained that garages are part of the rent and would be provided under the apartments as part of a security measure, with elevator access. Garrett inquired who would monitor the ratio of apartments between market rate and over-55. Jackson explained that the management of the apartments would ensure that the requirement of the ordinance is met. The Township Manager stated that the requirement would be part of any Conditional Use approval, if granted, and if the requirement is not met, it would be a zoning violation. Cicala stated that 35% of the units would have two bedrooms, and the remainder would be one-bedroom apartments. Garrett expressed concern that it would be difficult to market as an over-55 apartment complex since there would be no guarantee that a young couple with children could be a neighbor. Cicala concurred and noted that if the apartments were not age-restricted, due to the design, the units would naturally attract over-55 individuals in the mix of tenants since most of the units are one-bedroom.

Gwen Newell, representing the Lancaster County Planning Commission, stated that there is a lack of over-55 apartment units, since most dwellings designed for older individuals are within retirement communities, or are cottages and single-family homes.

Jackson stated that the layout of the buildings are in accordance with an over-55 development since the buildings are 20' from the rear property line. He noted that if these were market rate apartments, the buildings would be required to have a 50' setback. He explained that the lot has an odd configuration, and is limited in its design due to the required extension of Highlands Drive.

The Commission members discussed the height of the proposed building since it contains 4-stories. Jackson explained that the height would be comparable to the Holiday Inn Express building which is in close proximity to the site. He provided conceptual drawings of the buildings for the benefit of the Commission. Jackson noted that the existing hedgerow between the Holiday Inn Express and this site would be retained as part of the design. The Commission briefly discussed the building design. The Commission members agreed that the design should be more residential in nature.

Jackson stated that the layout would provide sidewalk along Highlands Drive, which would provide pedestrian access to public transit and to trails in the area, which include the Heart of Lancaster Regional Medical Center which has a trail around its facility. He outlined the proposed roadway improvements and stormwater management facilities for the benefit of the Commission. Jackson addressed the (alternate) Township Engineer's comments, and the Zoning Officer's comments regarding the proposal. Cicala stated that although the original proposal included service-oriented uses within the apartment buildings, these are eliminated as part of this proposal. Jackson explained that the local Commercial portion of the site would meet the guidelines of the Ordinance.

On a motion by Hohman, seconded by Garrett, the Commission provided a favorable review of the proposal, contingent upon the (alternate) Township Engineer's comments being addressed, and the Zoning Officer's comments being address, and based on this evening's discussions.

UPDATE TO THE LITITZ/WARWICK JOINT STRATEGIC PLAN: The Township Manager explained that the consultants on the Lititz/Warwick Joint Strategic Plan are Derck and Edson, ELA Group, Brandywine Conservancy, and possibly LandStudies. He stated that the Township submitted a PA Municipal Assistance Program grant application for the project. He noted that the Report to the Community, which will outline the achievements of the current Joint Strategic Plan, is currently being prepared. He stated that a joint meeting will be held to discuss current trends and to discuss goals of the proposed plan. He noted that Elizabeth Township will also be a partner with the proposed plan.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 8:32 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager