

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
Warwick Township Municipal Building**

August 22, 2018

Tom Zug, Chairman, convened the August 22, 2018 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Tom Zug, Jane Windlebleck, Daniel Garrett, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Absent were Commissioners John Gazsi and Craig Kimmel. Also in attendance were Daniel L. Zimmerman, Township Manager and Billy Clauser, Township Planner.

APPROVAL OF MINUTES: With no additions or corrections, the minutes stand approved as submitted.

CONSIDER THE VETERANS HONOR PARK OF LANCASTER COUNTY PROPOSAL AND STORMWATER PLAN:

D. Zimmerman stated the Lancaster County Veterans Park Committee have prepared a Land Development/Stormwater Plan with the Township's Engineer, ELA Group, and ARRO the Township's alternate engineer, reviewed the plan. The Township acquired 6.4 acres from Mr. Siegrist for the site. The park is located directly across from the library's parking lot and will complement the library as it will be made out of the same building materials. The Board of Supervisors has agreed that once the memorial has been constructed, the Township will provide maintenance to the park which would include any maintenance for stormwater. D. Zimmerman stated he met with the library Board and explained to them that the memorial will have no interference with any future plans they may have as far as expansion. The memorial will have visitors however mostly on an irregular basis and should not interfere with the existing library parking.

To handle the stormwater, there will be a small piping system underneath that will convey the water towards 6th Street.

Lighting will be provided on the flagpole, as well as the signage entering the memorial, on the Lincoln quote, and there will be pathway lights around the circle and up lights on the pillars. At this time it has not been determined if the lights will be operated dawn to dusk or motion sensitive.

R. Kornman stated the majority of the construction is being done either pro bono or at cost. There is a fundraiser scheduled for October. Most of the contributors are from the Lititz, Warwick and Manheim area. Groundbreaking will hopefully occur later this year.

On a motion by M. Medini, seconded by D. Garrett, the Commission unanimously gave conditional approval to the Veterans Honor Park of Lancaster County Proposal and Stormwater Plan.

DISCUSSION ON ADDING A RESIDENTIAL MIX TO THE LOCAL COMMERCIAL DISTRICT: D. Zimmerman stated the Local Commercial District goes from a short distance beyond Owl Hill Road to Cicala's office building and south to House of His Creation. When the Local Commercial District was revised, there was a provision provided for mix residential use but was later taken out. There is a draft of a proposal from Brandywine Conservancy to review for redevelopment proposals within the Local Commercial District.

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D. Zimmerman stated he would like feedback from the Commission on the following items which he will then give back to Brandywine:

1. Should the Township permit a mixed use building, which would include mix residential use with professional offices?

D. Zimmerman stated looking at the existing inventory along Lititz Pike, most likely a lot of these buildings are going to be removed so there is probably not much room for mix use in this particular area. When the proposal came in for the bank, it was proposed for residential usage behind the commercial usage. The Commission felt in this situation due to the fact that access would be obtained from Woods Drive it was potentially viable, but not all the properties would have this ability.

2. Should the Township allow stand-alone buildings with residential uses?

T. Zug stated if there is no dependence on access from Lititz Pike then stand-alone buildings would work with the possibility of limiting the number of units allowed to reduce the amount of traffic created.

3. How should parking be handled? The Commission was open to looking at different options for the number of parking spaces per unit allowed.

4. Landscaping- what type of separation should be required? R. Kornman stated possibly amending the Ordinance to create a better buffer that is not just the same type of plantings.

K. Kauffman mentioned if a residential mix were added to the Local Commercial District how would pedestrian traffic be handled as currently there are no sidewalks along the area of Lititz Pike. D. Zimmerman stated all the construction currently being done along Lititz Pike will have sidewalks. K. Kauffman felt there should be some provision that sidewalks be required.

D. Zimmerman stated if this concept were to work along Lititz Pike there is the potential to look at other areas within the Township to potentially do the same.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at ____.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager