

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

October 24, 2018

Tom Zug, Chairman, convened the October 24, 2018 meeting of the Warwick Township Planning Commission at 7:00 p.m. In attendance were Commissioners Tom Zug, John Gazsi, Daniel Garrett, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Absent were Commissioners Jane Windlebleck and Craig Kimmel. Also in attendance were Daniel L. Zimmerman, Township Manager; Joyce Gerhart from RGS Associates; Brian Donmoyer, 59 Pebble Creek Drive, Lititz; Steve Gergely from Harbor Engineering; Diana Jules, 117 Hershy; Mark Will, 1213 Orchard Road, Lititz; Chuck Haley from ELA Group; Derrick from Custom Homes; and Billy Clauser, Township Planner.

APPROVAL OF MINUTES: There were two corrections to be made. Marcello Medini and Craig Kimmel were listed as in attendance and they were not present at the September meeting. With these corrections noted, the minutes were approved as submitted.

CONTINUED DISCUSSION ON THE LANCASTER EVANGELICAL FREE CHURCH LAND DEVELOPMENT PLAN, PREPARED BY RGS ASSOCIATES, DATED 6/6/2018: Joyce Gerhart with RGS Associates was present to review the plan with the Commission. J. Gerhart stated she was before the Commission last month to discuss the requested waivers with the Commission. She again gave a brief overview of the plan to the Commission Members. J. Gerhart stated a comment from the Commission at last month's meeting was to consider relocating the parking at the maintenance building. The parking has been relocated to the front of the maintenance building moving it further away from the existing dwellings. C. Haley questioned why the parking was not relocated to the other side of the access drive as there is less macadam and the pole barn could then be moved away from the existing houses. J. Gerhart stated if there was stacking of cars it would be difficult for people to back out of spaces if the parking were to be located in this area.

J. Gerhart stated she wanted to discuss the Sixth Street improvement and grant. Mr. Siegrist has entered into an agreement with the developer, Mr. Moyer, from Lititz Reserve. D. Zimmerman stated now that Mr. Moyer owns the land from the Siegrist Farm, the details need to be worked out as far as who will be responsible for what work. J. Gerhart stated now that Mr. Moyer has control of this land, the Church would like to possibly have a second access off of the new Pierson Road extension to help distribute the traffic.

D. Zimmerman inquired of J. Gerhart if there was any feedback from LEFC regarding the BMP's and stormwater. J. Gerhart stated the church has had some issues with the one basin not draining properly however if an extended retention basin needs to be done it will be completed. D. Zimmerman also inquired about the pipe that goes across Pierson Road at the old mill. This pipe drains the entire site. The pipe is old and crosses over a state road and continues parallel to the parking lot at the old mill. The condition of the pipe is not up to PennDOT standards. J. Gerhart stated it was discussed to place wording into the developer's agreement who is responsible for this pipe that is on the mill property so if the church were to sell this property down the road it wouldn't continue to be the church's responsibility.

J. Gerhart stated in addition to access, it will also need to be worked out who is responsible for stormwater management on Sixth Street and Pierson Road.

D. Garrett stated there is a lot that needs to be considered and looked into with this plan. Therefore he made a motion to table the plan at this time. This motion was seconded by J. Gazsi and unanimously approved by the rest of the Commission.

REVIEW OF SKETCH PLAN FOR WEST WOODS DRIVE SUBDIVISION PLAN, PREPARED BY HARBOR ENGINEERING, DATED 10/2/2018: Steve Gergely with Harbor Engineering along with Derrick from Custom Home Group, Mark Will and Brian Donmoyer were present to review the plan. S. Gergely stated the property is four acres in size on the north side of W. Woods Drive located in the R-1 Zoning District. The property is mostly wooded with two areas of wetlands. Topographically the site slopes to the west. Six single family lots are being proposed. Two flag lots, lots two and three, would have flag pole connections to provide frontage on to W. Woods Drive. Four lots would be served off of one shared driveway and two lots would be served off another shared driveway. Utilizing shared driveways will allow more of the stormwater to be placed underground as well as allowing more trees and vegetation to be saved. Stormwater will be managed largely on the lots themselves as they are constructed. Water and sewer will have to be extended up W. Woods Drive.

B. Kornman questioned having the two individual driveways instead of one private street and apply for an ordinance to get six lots on a private street. S. Gergely stated a right-of-way is needed with a private street and would push the houses back. Derrick stated with the terrain and trees a private street would need to be wider therefore requiring more trees and vegetation to be removed. Derrick stated if removal of the removal of more trees and undergrowth is a nonissue, a private street is can be looked at more closely. A discussion ensued on the pros and cons of a private street versus having the two individual drives. The general consensus of the Commission is they are not in favor of the dual drive or the layout.

S. Gergely thanked the Commission for their feedback. This feedback will be taken into consideration when revising the plan.

OTHER BUSINESS TO COME BEFORE THE COMMISSION: B. Kornman brought to the Commission's attention that the groundbreaking ceremony for the Veteran's Park will take place on November 6th at 3:30 p.m. and the Commission Members are invited to attend.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager