

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

December 26, 2018

Tom Zug, Chairman, convened the December 26, 2018 meeting of the Warwick Township Planning Commission at 7:00 p.m. In attendance were Commissioners Thomas Zug, Jane Windlebleck, Daniel Garrett, and Robert Kornman. Absent were Commissioners John Gazsi, Craig Kimmel, Kenneth Kauffman, and Marcello Medini. Also in attendance were Daniel L. Zimmerman, Township Manager; Joel Lingenfelter of Red Oak Drive; Michael Saxinger from Saxinger & Associates; Chuck Haley from ELA Group; and Joyce Gerhart from RGS Associates.

APPROVAL OF MINUTES: With no additions or corrections to the minutes from the October 24, 2018 minutes, they stand approved as submitted.

CONSIDER THE 400 BECKER ROAD SUBDIVISION AND LOT ADD-ON PLAN, PREPARED BY SAXINGER & ASSOCIATES, DATED 11/30/2018: Michael Saxinger, from Saxinger & Associates was present on behalf of Hunter Hess to review the plan with the Commission. The Applicant's desire is to put the majority of the farm located at said address into Ag Preserve. The parcel the Applicant owns is identified as Tract 1 (as shown on the smartboard). Tract 2 is the Apple Plant as it exists today, Tract 3 is owned by Marion Hess, who is a relative of the family, and Tract 4, which is remotely involved, is owned by Ronald Ranck. M. Saxinger stated there is a small piece from Tract 4 that is connected to the Apple Plant and has been used by the Plant for 21 years. When going through the County review it was discovered when the farm went into preserve this piece of land went with it and it should not have. This now must go through the legal system to take this .468 acres out of Ag Preserve. This is one Lot Add-on that goes with part of this subdivision. The other two parcels that are to be added to the Apple Plant are approximately .64 acres from the Marion Hess Tract and a portion of the Applicant's Tract which is approximately 1.5 acres.

D. Zimmerman informed the Commission that the .468 Lot Add-on is in Manheim Township. Manheim Township deferred to Warwick Township since the principle tract, which is the original Apple Processing Plant, is in Warwick Township.

The lot that is going to be created at the existing farmstead and will be preserved is approximately 11 acres.

T. Zug inquired why the farm buildings don't go with one of the lots. D. Zimmerman stated because if either farm on the adjacent side would want to buy the two lots then they can be transferred. D. Zimmerman also stated the Applicant is working with the Chesapeake Bay Alliance and working on continued efforts to improve the riparian buffer along Lititz Run.

The following waivers are being requested:

Section 285-7.C-Preliminary Plan Application: The Applicant is requesting this waiver in order to submit this project directly as a Final Plan.

Section 285-11.C.(1)-Existing Features: Contours: The Applicant is requesting this waiver in order not to provide existing grades/contours as part of the existing features.

Section 285-11.C.(4)-Existing Features: The Applicant is requesting this waiver in order not to provide existing features as noted in the section.

Section 285-27.J(3)(a)-Dedication of Right-of-Way: The Applicant is requesting roadway right-of-way not be dedicated to the State.

M. Saxinger stated a waiver form signed by the Township's SEO was submitted to DEP regarding sewage planning. The SEO did visit the site to do testing. The current farmhouse had a failing system. Therefore, two new systems will be placed, a primary and a replacement.

On a motion by D. Garrett, seconded by J. Windlebleck, the Commission unanimously approved the waiver requests.

On a motion by R. Kornman, seconded by D. Garrett, the Commission unanimously gave conditional approval of the 400 Becker Road Subdivision and Lot Add-on Plan, prepared by Saxinger & Associates, dated 11/30/2018.

CONSIDER SKETCH PLAN FOR SEIGRIST TRACT-CORRIDOR MASTER PLAN, PREPARED BY RGS ASSOCIATES, DATED 12/7/2018: Joyce Gerhart with RGS Associates was present to review the plan with the Commission. J. Gerhart stated back in 2014 the Commission saw an initial sketch for the Seigrist Tract. Now that the 6th Street Grant has coalesced and LEFC and Lititz Reserve are both proceeding with plans, a new Sketch Plan is being presented for the Seigrist Tract. The Seigrist property consists of 41 acres, 10 acres of which is Mr. Seigrist's farmette and the other 31 acres would be part of the development. The proposal is for 50 single family units and 38 duplex units. However, In order to have a for this to happen, a Text Amendment to the Cluster Ordinance would need to occur.

Lititz Reserve entered into an agreement with LEFC and with Mr. Brandt to purchase portions of the property which would include all of the LEFC property that is north of 6th Street and a portion of the Brandt property that is north of 6th Street. This will allow Meadow Rose Court, which is currently a cul-de-sac, to come out to 6th Street. There will be 32 additional townhouse units and a single family unit, which will be for Mr. Brandt. Eight of the townhouse units would have an alley access and would front onto 6th Street.

Several things must happen in order for this project to occur. One of those being a Text Amendment to the Cluster Ordinance would need to occur which has been discussed in the past by the Planning Commission. In addition, some re-zoning would also need to occur. Currently the land that is owned by Mr. Brandt is zoned Industrial and the part that is owned by LEFC is zoned R-1. The proposal is to take these two portions and re-zone them to R-2 to continue the same development pattern as is in Lititz Reserve. The land that is part of LEFC will be going to Mr. Brandt. It is currently zoned R-1 and will be re-zoned as the rest of the Brandt property which is Industrial.

R. Kornman inquired what safety measures were going to be taken in regards to the area around the quarry. J. Gerhart stated Mr. Moyer will be installing a fence around the quarry.

There was a discussion on Azalea Way, a proposed third access point in Lititz Reserve's Phase 7, and whether or not this was still needed as an another means of access as two other access points are already provided into the Lititz Reserve Development.

J. Gerhart stated LEFC will have a second access point located off of 6th Street which will tie in with the roundabout as well with a portion of the 6th Street project. J. Gerhart stated a potential future secondary access off of the relocated Pierson Road is shown on the plan as well. This may never be constructed however it is accounted for on the plan along with stormwater management so it can be constructed if needed in the future.

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R. Kornman inquired of J. Gerhart if it would be possible for there to be pedestrian access to the library and the Veterans Park. J. Gerhart stated she will look into this possibility.

The Commission is open to a Text Amendment to the Cluster Ordinance and utilizing it for this tract and they are in agreement with the Historic Preservation of the Siegrist Farmstead and open space.

J. Gerhart inquired if the Commission was o.k. with the distribution of the grant money with the Siegrist Tract being responsible for the piece of land between Lititz Reserve and the property owner and the grant then being applied to the remaining tract. C. Haley mentioned the right in right out on Pierson Road should be addressed as it fits into the whole agreement between all three developers involved. D. Zimmerman stated this is a separation HOP with permitting from PennDOT and would not come into effect until 6th Street and Pierson Road are extended.

J. Gerhart stated the plan from here is to come back with the LEFC revised plan as well as the Lititz Reserve Phase 7 Plan. There will be more Sketch Plans as well as there will be parcels for rezoning and the Text Amendment will be brought before the Commission as well.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:26 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager