

**WARWICK TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES**

Warwick Township Municipal Office  
February 27, 2019

Tom Zug, Chairman, convened the February 27, 2019 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Jane Windlebleck, John Gazsi, Craig Kimmel, Marcello Medini, and Robert Kornman. Absent were Commissioners Daniel Garrett and Kenneth Kauffman. Also in attendance were Daniel L. Zimmermann, Township Manager; Joyce Gerhart from RGS Associates, and Billy Clauser, Township Planner.

**APPROVAL OF MINUTES:** With no additions or corrections to the January 23, 2019 minutes, they were approved as submitted.

**CONSIDER THE LITITZ RESERVE PHASE 7 SUBDIVISION PLAN, PREPARED BY RGS ASSOCIATES, DATED 9/5/2018:** Joyce Gerhart with RGS Associates was present to review the plan with the Commission. J. Gerhart stated the two main issues she wanted to discuss this evening are the removal of Azalea Way and the open space.

The following waiver is being requested: Section 285-27.M-Cul-de-sac length: This waiver is being requested in order to support the removal of Azalea Way.

D. Zimmerman stated the HOA for Lititz Reserve has signed off as well as WESC for the removal of Azalea Way and the results from the traffic count volume was low. There are two emergency access drives which will allow emergency vehicles access to the development should Lititz Reserve Lane become blocked.

On a motion by C. Kimmel, seconded by J. Windlebleck, the Commission unanimously recommended conditional approval for the Cul-de-sac length waiver based on the above information.

J. Gerhart stated on the Preliminary Plan an outline was shown of what open space amenities would be provided at each phase and the fee in lieu that would be paid at each phase. An exhibit at that time showed the trail network that connects to Luther Acres, a trail and boardwalk in the bio swale, a trail and boardwalk at the eastern boundary, and a connection provided from Lititz Reserve Lane down to the roundabout. Some changes have been made as things have proceeded. During Phase 3, the Developer had asked if some amenities could be included at the entrance which were approved. In addition, during Phase 5, the original outline had the trail being provided from Lititz Reserve Lane to the property line in anticipation of 6<sup>th</sup> Street being completed. This has now been transferred to Phase 8. Phase 7 encompasses the trail within the bio swale. J. Gerhart spoke with the Township Staff to discuss what they would like to see and would like the Commission's thoughts as well. D. Zimmerman stated for the Commission's reference, the entire length of the swale will be converted into a bio basin system with a series of trees, shrubs and vegetation. The Commission's consensus was they would like to see a trail go through the basin. In addition, they would like the trail towards the library installed as part of Phase 7 and then pick it up in Phase 8 and have the connection along 6<sup>th</sup> Street be part of Phase 8 as well.

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On a motion by J. Windlebleck, seconded by M. Medini, the Commission unanimously gave conditional approval of the Lititz Reserve Phase 7 Subdivision Plan, prepared by RGS Associates, dated 9/5/2018.

**CONTINUE DISCUSSION ON ADDING A RESIDENTIAL MIX TO THE LOCAL COMMERCIAL DISTRICT:** Six areas within the Township have been identified by Brandywine Conservancy as possible locations for adding residential mix to the local commercial district (identified as A thru F on map provided). D. Zimmerman reviewed each area with the Commission and they were given the opportunity to comment on the proposed concepts. Overall the Commission was open to the concepts shown with some modifications. Two topics that were brought up in tonight's discussion that the Commission feel need to be addressed further are related to parking and architecture of future buildings along the 501 corridor.

**ADJOURNMENT:** With no other business to come before the Commission, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Daniel L. Zimmerman,  
Township Manager