

WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
Warwick Township Municipal Office
May 22, 2019

Tom Zug, Chairman, convened the May 22, 2019 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Thomas Zug, Jane Windlebleck, John Gazsi, Craig Kimmel, Daniel Garrett, and Robert Kornman. Absent were Commissioners Kenneth Kauffman and Marcello Medini. Also in attendance were Daniel L. Zimmerman, Township Manager; Billy Clauser, Township Planner; Chuck Haley from ELA Group; Gwen Newell, from the Lancaster County Planning Commission; and Kip Lynch, 348 Pin Oak Drive, Lititz.

APPROVAL OF MINUTES: With no additions or corrections to the March 27, 2019 minutes, they stand approved as submitted.

CONSIDER ZONING MAPS AMENDMENT PROPOSAL: D. Zimmerman reminded the Commission that this was discussed during last year's update to the Strategic Plan. There were two areas that were discussed, one on Newport Road at the intersection of Newport Road and Orchard Road. There is Green Hill Groceries who owns three parcels and the Weaver Tract which is opposite the garage. Both would like to go from Rural Estate to Local Commercial. The second area was the Sechrist Farm. The farm is zoned R-1 on one side and on the opposite side past where Lititz Reserve is currently being constructed is zoned Industrial as well as R-2.

D. Zimmerman stated there were two other petitions. Mr. Gerhart wants to go back to Agricultural with the exception of his business. He is currently in preservation negotiations. The farm is currently zoned Industrial and Rural Estate. There was also a petition from Buckhill Farms but the Commission was not ready to move forward at the time this was presented.

G. Newell inquired how it was possible for the area on Orchard Road to go from Rural Estate to Local Commercial when it is located outside of the urban area growth. D. Zimmerman stated it will be an amendment to the growth area after completion of the zoning map amendments.

On a motion by C. Kimmel, seconded by J. Windlebleck, the Commission unanimously gave a favorable review of the zoning ordinance and stated it is in compliance and compatibility with the current strategic plan.

CONSIDER PROPOSED TEXT AMENDMENT TO BETTER FACILITATE CLUSTER DEVELOPMENT IN THE TOWNSHIP: D. Zimmerman stated this amendment was started 1 ½ years ago in conjunction with Brandywine Conservancy looking into updating the Township's cluster subdivision plan to try to provide more flexible development options. One of the goals of the amendment is to preserve more environmental features that are viable. A second goal is to provide viable open space in developments. With the Sechrist plan, there was mention of preservation of storage sites. D. Zimmerman stated the Township did the draft of the Text Amendment through Brandywine Conservancy and it was then presented as an example during the update to the Strategic Plan. From this, Mr. Moyer has presented a proposal to amend the existing Township Cluster Development regulations.

There are three changes that were requested by the Applicant. One of these changes included a modification to the formula for open space. Under the R-1 District the Township provides for 40% gross and 30% under the R-2 District. The Applicant was looking at a net reduction of 5%. This modification would create 11,000 square feet less open space and an additional two lots. The Commission's comment to this request was they did not see the reason- i.e. how does this provide for a better design. R. Kornman inquired if the Township had any control over where the open space would be located. D. Zimmerman stated that would be part of the Conditional Use Application. R. Kornman also felt the plan did not "look" like a Cluster Development. D. Zimmerman stated the Applicant will be coming before the Planning Commission next month with this plan and they will be able to have any questions answered at that time.

A second request by the Applicant was the terminology about "Homeowner's Association" amending it to reflect common interest ownership amenities. The Township's solicitor did not have any issue with this request. The Commission was ok with this request as well.

The third request by the Applicant is to require community documentations be "filed" with the final subdivision and land development plan and recorded at the time of recording of the final plan. The Township's Staff and Solicitor do not support this and the Commission was in agreement.

DISCUSSION ON ALTERNATE FOR SIDE YARD SETBACK FOR THE R-1 DISTRICT: This discussion is in regards to the Garman Builders Development of Lititz Bend and trying to get side mouth garages. The Township's current ordinance requires a 15' side yard setback. The Applicant is asking if the Township is willing to discuss the potential for a 20' side yard setback. There would still be 30' between structures. If the Commission is in support of this change, the Applicant would apply for a Text Amendment. D. Zimmerman stated there would have to be consistent utilization of the 10-20. Kimmel wanted to verify that the reasoning for the request was for more space between the driveway and property line. C. Haley replied that is correct in this case. D. Zimmerman stated the Applicant will come before the Commission at a future meeting to explain the proposal more thoroughly since the Commission is open to the idea.

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

Respectfully submitted,

Daniel L. Zimmerman
Township Manager