

WARWICK TOWNSHIP PLANNING COMMISSION

January 27, 2016

Thomas Zug, Chairman, convened the January 27, 2016 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Jane Windlebleck, John Gazsi, Daniel Garrett, and Marcello Medini. Absent were Commissioners Craig Kimmel and Kenneth Kauffman. Also present were Daniel L. Zimmerman, Township Manager, Chuck Haley from ELA, Howard Kramer 529 E. Main Street, Monica Kerr and Tom Loper representing Lamar Advertising, Allen and Roy Martin 615 E. Newport Road, Kevin Varner and Tom Matteson representing Diehm & Sons, Alex Piehl representing RGS Associates, Jared Neal representing TPD, Inc., Gary Gassert and David Swartley representing Moravian Manor, and Roy Zimmerman 1240 Brooke Court.

REORGANIZATION OF COMMISSION: On a motion by Garrett, seconded by Gazsi, the Commission unanimously approved the existing Officers to remain the same for the calendar year 2016.

PUBLIC MEETING: The purpose of the hearing is to discuss an intended project- install 1,140 linear feet of new curb and sidewalk along E. Newport Road between Brunnerville Road to N. Oak Street. The project will also include the installation of storm inlets and pipe. The Township is seeking to submit a grant application to the 2016 Community Development Block Grant (CDBG). The project would benefit over 271 residents. Zimmerman stated Warwick Township is proposing to submit a Community Development Block Grant Application to the Lancaster County Re-development Authority. This is federal money available for public infrastructure projects that primarily benefit certain income groups. A requirement of the application process is to hold a public meeting. The Township is proposing to install over 1,100 linear feet of five foot wide sidewalk on the south side of E. Newport Road. The primary reason the Township is proposing sidewalk is due to an increase in pedestrian traffic to established destination points. The signalized intersection at Oak Street and Newport Road would provide pedestrian access across Newport Road.

Zimmerman stated in order to qualify the Township needs a 70% response from 271 survey letters that were sent to residents along the south side of Newport Road. If the Township does not receive the grant, Zimmerman stated the property owners would then be assessed. The Grant would pay for the curb and sidewalk project along with the 20% contribution from the Township. The Township's Public Works Department would do the restoration of the street and install all the stormwater facilities and the BMP's required to handle the stormwater and a contractor would install the sidewalk. A second mailing is allowed if a 40-50% response was received in order to try and get the 70% response needed.

Zimmerman inquired if the Commissioners had any questions. Zug questioned who would be assessed if the Township were not to receive the grant. Zimmerman stated it would be only the frontal properties along Newport Road. He then asked if the members of the public had any questions. Allen Martin, who owns Green Hills Grocery Store, stated he sees a lot of pedestrians from the Cardinal Street area however he does not feel these pedestrians would walk to the traffic light in order to access his place of business. Zimmerman stated the safest way for pedestrians to cross Newport Road and Oak Street is at this intersection.

Zimmerman stated the goal is to complete the project during the 2016 calendar year.

A motion by Garrett, seconded by Windlebleck, was made to close the public meeting.

APPROVAL OF MINUTES: The meeting minutes from December 17, 2015 were approved as submitted.

CONSIDER REVISED FINAL PLAN FOR BROOKE COURT, PREPARED BY DIEHM & SONS, DATED

12-17-2015: Kevin Varner representing Diehm & Sons is present to discuss the plan. This project has been before the Commission on two other occasions. Varner gave a background of the project. The plan presented to the Commission tonight is a revised plan with two changes having been made. Warwick Township's ordinance requires a vegetative setback to Ag lands so this is shown now. The restrictions on the sideline with the tree setbacks were increased. The other change was on the original plan there was a Parcel A add-on at the corner. The revised plan removes the add-on and brings it to the intersection right-of-way the goal being to keep control of this area with the street.

Varner reviewed the letter from ELA dated January 13, 2016.

Varner stated all the lots are on one side as there is a restriction for no access on the north side. The property owners were given notice that each would maintain their lawn within the right-of-way on their side of the street and also on the opposite side. A Commissioner inquired who would enforce this maintenance. Zimmerman stated if the property was not being maintained the property owner would receive a notice from the Township.

On a motion by Windlebleck, seconded by Garrett, the Commission voted to approve the Final Plan for Brooke Court.

DISCUSS THE LISTRAK FINAL LAND DEVELOPMENT PLAN, PREPARED BY DIEHM & SONS, DATED

12/20/2015: Tom Matteson was present to discuss the project. Matteson stated approximately seven years ago a Land Development Plan for Sechan Electronics was brought before the Board who at the time were going to move to this site. Since then Sechan decided to stay where they were presently located. The property was recently sold to the owners of Listrak, Ross and Howard Kramer. The property is approximately 26 acres located along Millport Road. Listrak is looking to move their current office which is located at the intersection of Oak Street and Main Street as well as to consolidate a location at Granite Run to have everything under one roof. The proposal is to construct a 93,000 square foot one story office building. Parking would wrap around the building with an access from Millport Road directly across from the Traditions of America entrance as well as having access off of Buckwalter Road.

Stormwater is proposed to be handled with a retention basin at the southern end of the property. The parking lot will have room for up to 600 spaces which is the long term occupancy that the building would be able to handle. When Listrak moves in there will be approximately 250 spaces. The site has public water and sewer. The sewer will connect into a stub and water will be tapped off of the line from the development across the street. The vegetative screening that is required for the parking area will be provided. The area in the floodplain will be planted with seedlings for native trees and grasses. This will also serve as a riparian buffer for the stream located to the west of the property.

The applicant is proposing on Millport Road to match what Traditions of America did putting in curb starting at the entrance on Millport Road and going around the corner and stopping at the curve of Buckwalter Road. A macadam trail will run parallel with Millport Road.

The first phase would include the entire building, two parking lots, all the stormwater improvements, and the road improvements around the perimeter. Phase II would be to add Phase I and Phase III is the final piece. Phase I

would accommodate up to approximately 350 employees. Phase II would accommodate up to 500 employees and Phase III would carry up to the full 600.

Zimmerman stated the Township is currently reviewing the traffic site study that was submitted based upon the three phases. Haley stated a right turn lane will be put in on Buckwalter Road into the site as the traffic study indicates this necessary. The traffic study did not show a need for any traffic lights. Matteson stated that after each phase the traffic study will be re-evaluated to determine if improvements are needed.

There is room for expansion of the building if needed down the road.

The applicant is seeking the following waivers: 1. The requirement to provide curb and sidewalk along a portion of Millport Road and a deferral of providing widening, curb, and sidewalk along a portion of Buckwalter Road. 2. The requirement that no part of any structure be located within 30 feet from the cartway edge of an access drive. A request is being made to permit the construction of the building where the south side of the building will be located 20 feet from the cartway of Access Drive "A". 3. The request for a modification of the requirement to provide a minimum centerline radius of 150 feet for the proposed access drive in accordance with local street standards. The Applicant would like to modify the 150 foot dimension to 100 feet in the area where Access Drive "A" wraps around the south west corner of the building. 4. The request for a modification of the requirement to provide curbing along existing streets and all new parking compounds. 5. The request of the requirement to provide one foot of cover between the crown of the storm water pipe and subgrade for paved surfaces. The Applicant proposes the use of Class IV reinforced concrete pipe. 6. The request to provide a 2 inch depression for grate inlets at I-7 and I-10 within the proposed site.

On a motion by Medini, seconded by Gazsi, the Commission unanimously approved all waiver requests.

DISCUSS THE MORAVIAN MANOR PHASE 1 FINAL LAND DEVELOPMENT PLAN, PREPARED BY RGS ASSOCIATES, DATED 11/20/2015: As a member of the Board of Trustees of Moravian Manor, Garrett will recuse himself from this discussion. Alex Piehl with RGS Associates along with David Swartley and Gary Gassert from Moravian Manor and Jared Neal with Traffic Planning and Design, Inc. were present to discuss the plan. The plan for all three phases represents a total of 160 cottages, 234 apartments, 20 assisted living beds, and just less than 100,000 square feet of commercial usage.

Approval of the preliminary plan was received at the end of 2015. Phase I of the project would consist of 80 cottages to the south and a 56 unit apartment building. West 6th Street will be extended up to where it will intersect with General Sutter. General Sutter will be extended to provide access to building G. There will be a private street network with an alley network that will serve the common space. There will be swales that will carry water down to bio retention basins along W. Orange Street and a pipe extended across the school district property. All of Phase I is located within Lititz Borough with the exception being the existing stormwater pipe that runs under W. Orange Street is going to be lowered and the pipe extended to an existing inlet on the school district property. Easements and agreements are in place to do this work. There will be a connection to the existing water main that is along the frontage of W. Orange Street in addition to connecting to the water main on General Sutter as well as 6th Street.

Piehl stated when the Preliminary Plan was broached before the Commission back in the fall there was a discussion on traffic improvements as far as the overall plan. As part of the Preliminary Plan there was a full traffic impact study done based on each of the phases. There was discussion about doing partial improvements at the intersection of Woodcrest Avenue and 6th Street. As far as Phase I the Traffic Impact Study does not show the need for any improvements to be done based on the volume of traffic generated from a CCRC. There was talk of potentially putting in some left turn lanes in Phase I however based on timing and coordination it would make more sense to

wait until Phase II when all improvements will be done. Phase II will include the extension of 6th Street all the way through.

The Applicant is working with the Borough, the Township, and the School District on a joint agreement to establish what the expectations are in regards to studies moving forward with each of the phases of the project to ensure it is clear what the Applicant's intentions are regarding Woodcrest Avenue, 6th Street, and W. Orange Street.

Zimmerman stated Moravian Manor has agreed to partner as a public private partnership with the Borough and the Township along with two other developers. There was discussion regarding the possibility of connecting 6th Street from Rothsville Road and Clay Road all the way to Orange Street.

Piehl stated the Final Plan was submitted in November to both the Township and the Borough. The Applicant has received feedback from the Borough and addressed those comments. In February the Applicant will be asking for recommendation of approval of the Final Plan from the Borough Planning Commission and at the end of the month from the Borough council. The Applicant would like to start construction in March.

Zimmerman stated the terms of agreement are currently in draft form.

CONSIDER CONDITIONAL USE APPLICATION BY LAMAR ADVERTISING TO ERECT A SIMPLE POLE BILLBOARD WITH ELECTRIC DIGITAL FACE PER SECTION 340-18 C(4) OF THE ZONING ORDINANCE: Tom Loper and Monica Kerr from Lamar Advertising were present to discuss the application. Loper stated Lamar Advertising has been in business for 107 years. Zimmerman stated the Township requires in the Zoning Ordinance a Conditional Use Application due to concerns about billboards including location, proximity to traffic lights, and image display. Due to the proposed location of the billboard being in a floodplain zone, the Applicant will have to go through the Floodplain Impact Analysis which is a special exception which is currently being pursued.

Monica Kerr from Lamar Advertising stated the Applicant is proposing a back to back digital single pole billboard 11 x 22 feet. The messages would be instant but static. The site for the billboard is 65 feet from the center of the road, 50 feet from side and rear property lines, 1,000 feet from any other billboard, 100 feet away from a Residential Zone, 68 feet from a traffic signal, and will not exceed 25 feet in height. It will have colored messages. There will be no fading in or animation.

Haley inquired if Lamar Advertising has any other signs in the area. Loper stated there is a similar sign in Brownstown by Shaums Corner. A photograph of a similar sign was presented to the Commission for viewing. Loper also stated their business is 95% local and does a lot of community service advertising. The most advertisements that will be cycled are six. There is limited access to the billboard once it is built.

Haley stated the Applicant might want to inquire of their engineer if this was a safe recovery area or if some type of barrier should be placed until curbing is placed so that the sign does not get damaged.

A Commissioner inquired how much of a distance will the sign be able to be read from. Loper stated you could see the image at 800 feet but would probably not be able to read it. One recommended condition was to make sure the lighting level meets Township standards.

OTHER BUSINESS TO COME BEFORE THE COMMISSION: Zimmerman gave a brief update on Cluster Developments. Also, there will be rehab plans for various businesses coming through in the coming months.

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

Planning Commission
January 27, 2016

Respectfully submitted,

A handwritten signature in black ink, appearing to read "D. L. Zimmerman", followed by a long horizontal flourish line.

Daniel L. Zimmerman
Township Manager