

**WARWICK TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES**  
**Warwick Township Municipal Office**  
**October 23, 2019**

Tom Zug, Chairman, convened the October 23, 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, Daniel Garrett, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Absent was Commissioner Craig Kimmel. Also in attendance were Daniel L. Zimmerman, Township Manager; Todd Bomberger 340A Lakeview Drive, Lititz; Dave Madary from Derck & Edson; Allen Martin 937 E. Newport Road, Lititz; RD and Andrew Buckwalter from Buck Hill Farm; Alex Piehl from RGS Associates; Carol & Steve Welch 39 Field Lane, Lititz; Regina & Bill Gillis 538 Wood View Drive, Lititz; Randy Hess 24 Windsor Lane; Bunnie Buckwalter 1011 Lititz Pike, Lititz; Kerry Sophocles 2 Spoonwood Circle, Berwyn; Andrea Shirk & Suzi Meyer from Rock Lititz; Dana Clark 660 Brunnerville Road, Lititz; and Mike Fyock 1101 Orchard Road.

**APPROVAL OF MINUTES:** With no additions or corrections to the August 28, 2019 minutes, they stand approved as submitted.

**CONSIDER THE 807 FURNACE HILLS PIKE LOT ADD-ON/STORMWATER PLAN, PREPARED BY M. HARTMAN, DATED 8/22/2019:** D. Zimmerman stated there are two separate lots with two separate deeds. The Applicant purchased the two lots and now want to join the two deeds together. Because it is an older lot, an HOP through the state was needed to be obtained as well as a well certification for a water source. The Applicant went through the Authority for public sewer. A stormwater plan was done as well. The ELA letter dated September 12, 2019 certifies the applicant has brought the lot up to today's standards.

On a motion by D. Garrett, seconded by J. Windlebleck, the Commission unanimously gave conditional approval to the 807 Furnace Hills Pike Lot Add-on/Stormwater Plan, prepared by M. Hartman, dated 8/22/2019.

**CONSIDER THE ROCK LITITZ CAMPUS EXPANSION-PHASE #4 LAND DEVELOPMENT PLAN, PREPARED BY DERCK & EDSON, DATED 8/7/2019:** Dave Madary with Derck & Edson was present to review the plan with the Commission. The following buildings are being proposed: Pod 1 expansion to include: Studio 3; an addition to Studio 1 which will include offices, storage and dressing rooms; Tenant spaces and a future upper level connection between the tenant spaces. Pod 5 which will be used as tenant space and Mickey's Black Box Theater. Additional parking is planned around several areas of the campus. The driveway across the existing causeway over the floodplain will be extended. There will be a new right-in/right-out at Toll Gate Road. Internally, the existing access drive along the east side of Pod 2 is to be relocated so that the public can park adjacent to the building without crossing the driveway that is used by trucks.

From the results of a traffic study that were recently completed, one recommended improvement that was noted was for the construction of a 150 foot long westbound left turn lane on Newport Road at Toll Gate Road. This improvement is not warranted in this phase, however Rock Lititz is willing to construct a 150 foot long eastbound right turn lane at this same intersection. In addition, at the intersection of 501 and Newport Road a new eastbound left turn arrow to increase the capacity of the intersection is also recommended. Rock Lititz is looking to contribute to the Township for funds for a right turn lane on Newport Road at

501 as well as some signal timing adjustments. R. Kornman inquired if the parking area along the southeast side of Pod 2 would connect onto a driveway on the west side of Pod 2. A. Shirk stated there is an existing floodplain there. D. Madary stated this area was studied for placement of a driveway and it would not work due to the grading. R. Kornman also inquired if the loading area located at the new building at the southern end of the site has enough turning area. D. Madary stated this is currently being reviewed and will be adjusted. In addition, R. Kornman also inquired if at the far end of the linear parking lot, is there a way for a large vehicle to turn around. D. Madary stated a sub turnaround has been created in this area.

As per the recommendation from the review letter from the Emergency Services Commission dated September 5, 2019, public water connection options to Dorchester Drive to create a secondary water supply in the event a larger demand is needed will be considered.

From a floodplain and stormwater management standpoint, the floodplain continues to provide the primary means for volume control and rate control for the overall campus. M. Madary stated as a pretreatment element, a number of fore bays are being proposed, which are similar to rain gardens. Another pretreatment element that is being proposed is in areas where water cannot get to the fore bays, stormwater inlet inserts will be permanently placed. Lastly, water from rooves will not be collected and mixed with water from the asphalt.

The walkways have been reconfigured and a pedestrian corridor is being added along Rock Lititz Blvd. on the south side.

The following waivers are being requested:  
Section 285-7.C- Preliminary Plan Application  
Section 285.C- Curbs  
Section 270-37.C.(1)(a)[3]- Pipe Cover

On a motion by R. Kornman, seconded by M. Medini, the Commission unanimously approved the requested waivers.

Gazsi inquired what the hours would be for the truck traffic. A. Shirk stated the event companies operate during the day so that is when the truck traffic would typically occur. On occasion they will show up at night. She stated the docks along the front of the building are located a good distance away from the development. In addition, approximately 30-40 trees are being planted for additional screening.

A. Martin stated he was at a previous Planning Commission meeting and was under the impression that a house and barn were going to remain, however he does not see them on the plan at this time. D. Madary stated he has been talking from the Master Plan and the lot he is referring to is part of another phase. A. Shirk stated there was a life estate on that property at the time Rock Lititz bought the farm. She stated the house has been renovated and an Amish Family is currently residing there and farming the land. As far as if the farm will stay, that is unknown at this time. It depends on the phase of the next buildings which are indeterminate at this time as well as the interest of the family in continuing to farm the land.

On a motion by K. Kauffman, seconded by D. Garrett, the Commission unanimously gave conditional approval to the Rock Lititz Campus Expansion- Phase #4 Land Development Plan, prepared by Derck & Edson, dated 8/7/2019.

**CONSIDER DISCUSSION ON THE REVISED SKETCH PLAN FOR ORCHARD ROAD SUBDIVISION, PREPARED BY RGS ASSOCIATES:** Chris Venarchick with RGS Associates along with Randy Hess of Hess Homes and \_\_\_\_ were present to review the plan with the Commission. C. Venarchick stated he is here tonight to discuss the items that the Commission gave feedback on when the plan was first presented to them and respond to those items.

One of the concerns was the length of the cul-de-sacs. C. Venarchick stated the cul-de-sac that was originally on the slope has been moved further to the west. The establishment of an easement is being looked at to protect this area for preservation.

At one point in the northwest corner there was a connection to the north. The feedback from the Commission was this didn't make sense to show this. This has been replaced by an eyebrow. An easement could be placed in this open area in the future if desired.

On the western side of the property there was another cul-de-sac which also has been eliminated and replaced with flag lots. This also allows for more options for stormwater management.

J. Gazsi inquired where the emergency access was located. C. Venarchick stated emergency access will be utilized from the PP&L right-of-way which is located off of Orchard Road. D. Zimmerman stated this was the preference of the Emergency Services Coordinator.

C. Venarchick asked if there were any questions from the Commission. R. Kornman had concerns about topography, stormwater management, and how much of the woodland is being reduced compared to the original plan. D. Zimmerman inquired if conceptually there will be an HOA type format with the open space to provide a perpetual maintenance plan. C. Venarchick replied yes. D. Zimmerman also inquired if lot 61 would provide for a 50 foot right-of-way extension if needed with a reconfiguration of the driveway. C. Venarchick stated yes the lot line would be followed straight up with a possible shifting of the house. There was dialogue back and forth regarding access from this site to Wood View Drive. D. Zimmerman stated he did speak with Mr. Gerhart. Mr. Gerhart is tentatively scheduled for preservation the first quarter of 2020. He is open however to not preserving this small stretch of his property to allow for the connection. The Commission felt a connection to Wood View would be beneficial as a secondary access to lessen the traffic on Orchard Road. D. Zimmerman stated when a Preliminary Plan is submitted a traffic study will be submitted as well which will give the differential in disbursing the traffic through the development and see what the offset would be.

A. Martin of 937 E. Newport Road inquired if any improvements at the intersection of Orchard Road and Newport Road of are going to be done. D. Zimmerman stated the traffic study has not been completed at this time however he feels some improvements will need to be done as part of this project but to what degree still needs to be determined.

D. Clark of 660 Brunnerville Road inquired if any consideration was being given to saving trees on the eastern side of the site particularly around the area of lot 61. D. Zimmerman stated if the area is zoned active agriculture, the 100 foot setback would have to be met.

M. Fyock 1101 Orchard Road had a concern about the zoning. He also questioned whether the bridge on Orchard Road was going to be looked at as part of the stormwater management. D. Zimmerman stated knowing what occurs in the valley is a concern in how stormwater is going to be conveyed along the frontage. He does agree this is an area of concern.

C. Venarchick stated he again appreciated the feedback from the Commission. The Sketch Plan presented tonight was comprised from the comments of the Commission at the previous presentation and was felt to be the most viable to present with addressing those concerns. The possibility of drawing up the larger retention basin 150 feet to see if there is enough room to place an easement there will be looked at. There was some discussion with the Conservation District regarding BMP's which requires an engineering certification. This has been requested to be done by their engineer but has not yet been completed.

B. Gillis had a question regarding the tree line along his property.

An adjacent property owner had concerns regarding traffic and speeding on Orchard Road and these concerns were addressed.

C. Venarchick thanked the Commission and public for their comments.

**CONSIDER DISCUSSION ON THE BUCKWALTER FARM MASTER PLAN, PREPARED BY RGS ASSOCIATES:**

Alex Piehl with RGS Associates along with Bunnie Buckwalter, Kerry Sophocles and Andrew and RD Buckwalter were all present to review the plan before the Commission. A. Piehl stated Buckhill Farms is located along Lititz Pike and Millport Road. The property is approximately 109 acres and is comprised of two parcels with approximately 16 acres within Manheim Township and the rest in Warwick Township. The northern part of the property is zoned Rural Estate and the southern part of the property is zoned Agricultural. The plan for this site has changed over the years and the plan that will be presented tonight uses some of the existing features while and enhancing the site features.

RD Buckwalter stated approximately two years ago he was before the Commission with a plan based on an Agrihood concept which is the idea of building a mixed use development around a working farm. The focus now is on designing a wellness community with the concept of connecting people to people and people to nature. Open space will be fully integrated throughout the development and made up of multiple pieces. Tonight's concept is about a collection of homes that are in a rural setting with a diversity in housing types, pricing and architecture so there can be single family homes, apartments, townhouses, and cottages together in a small cluster embedded with commercial uses.

A. Piehl stated RGS did an inventory analysis of the site to include where the prime agricultural soils are, where the good soils are, where the rocky conditions are, where the drainage areas are, where the existing built features such as the barn and existing farmstead are located as well as the stream corridor and pond. All of these things were used as a foundation on how to develop a design around these existing built features so they may be retained.

Upon entering the community the main focal point is open space. To the south is commercial space along Lititz Pike, to the east would be single family detached homes with apartments mixed in with the green space. D. Zimmerman inquired how many residential units there would be and what the square footage of them would be. A. Piehl stated with this concept the total housing was 320 with 69,000 square feet of commercial space. D. Zimmerman inquired what the maximum height was of any of the structures. A. Piehl replied three stories. R. Kornman inquired if there would be any integrating of residential with commercial. A. Piehl replied yes. There would be apartments above the retail spaces. R. Kornman commented he would like to see the parking spaced out more within the community.

The Commission had a hard time visualizing what the end product would look like from pictures shown of a similar hamlet. D. Zimmerman inquired if samples of performance standards could be brought to a future meeting as examples.

For the Commissions reference, D. Zimmerman stated with the update to the 537 Plan regarding the sewer capacity, there is enough capacity for what is zoned for development as it is today.

A. Piehl stated this would next go before the Board of Supervisors to get their feedback and the Commission's feedback received tonight will be taken into consideration.

**CONSIDER DISCUSSION ON SKETCH PLAN FOR 331 OWL HILL ROAD:** Steve Borg of Dream Builders of Lancaster was present to review the plan before the Commissioners. The proposal is to subdivide 2.2 acres in to four or five lots. The existing dwellings will be removed. Four homes would be built on a flag lot with three of the homes sharing a driveway. There are two ordinances that the Applicant is seeking relief from. The first one is a maximum driveway slope of 10%. The plan shows for a driveway slope of 11.8%. The second ordinance involves flag lots. The ordinance states no flag lot can be closer than 200 feet to another flag lot and the lot directly west to this lot is an existing flag lot. D. Zimmerman stated the existing flag lot, due to its topography, is secluded. With these lots they

each would be stepped and would not be across horizontally. As far as the grading, the driveway does need to meet street standards as anything over two units becomes an access drive. For safety reasons the Township does not normally go beyond a 10% slope. D. Zimmerman stated there is a drainage ditch to the rear of the property that has always been a problem with erosion and these are site improvements that could be done with this project.

R. Kornman inquired regarding the grading, why they went straight down the slope instead of doing a side hill drive going off of Owl Hill Road so instead of going perpendicular to the slope it is going along the slope then going down at the end. Steve Borg with Kegerize with Towne Square Engineering replied there is no room on either the east or west side to do it this way. D. Zimmerman inquired which way would the houses front. S. Borg stated they would front towards the driveway.

The Commission had an issue with the slope of the driveways stating if it were only one or two houses it would be more acceptable than the three or four being proposed.

S. Borg thanked the Commission for their feedback.

**REVIEW OF UPDATE TO THE LITITZ/WARWICK OFFICIAL MAP:** D. Zimmerman stated some areas for potential planning commission consideration are the following: The Clark Farm which is located at the intersection of Newport Road and Brunnerville Road. Portions of this farm are zoned residential. If this farm were to be developed, then there is the possibility of making a connection from Laurie Lane to Robin Hill Drive. Another area is the possible Orchard Road Subdivision and the possible connection to Wood View Drive. In addition, if the opportunity arose with the Audry Property then there could be the alignment with East Woods Drive and West Woods Drive. The Eshleman Farm is also a potential property for consideration. B. Clauser will review all the updates with the Commission at next month's meeting.

**ADJOURNMENT:** With no other business to come before the Commission, the meeting was adjourned at 9:12 p.m.

Respectfully submitted,

Daniel L. Zimmerman  
Township Manager