

WARWICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes

March 24, 2021

Due to COVID-19 this meeting was held by a virtual format.

Chairman Tom Zug convened the March 24, 2021 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Jane Windlebleck, Craig Kimmel, John Gazsi, Ken Kauffman, Marcello Medini, Robert Komman, and Daniel Garrett. Also in attendance were Daniel Zimmerman, Township Manager; Alex Piehl with RGS Associates; Whit Buckwalter; and Chuck Haley with ELA.

APPROVAL OF MINUTES: John Gazsi noted he was present at the January 27th meeting and Dan Garrett noted he was absent at the January 27th meeting. With these changes noted, on a motion by D. Garrett, seconded by J. Gazsi, the minutes were approved as submitted.

CONSIDER CONDITIONAL APPROVAL OF FINAL SUBDIVISION PLAN FOR BUCKWALTER TRACT-PHASE 2:

Alex Piehl with RGS Associates and Whit Buckwalter were present to review the plan before the Commission.

A. Piehl gave a brief overview of the plan. Approval of the preliminary plan for the entire project, which included Phase 1 and Phase 2, of the Buckwalter Tract was obtained in 2017. Phase 1 included 41 lots. At this time a majority of the lots have been either sold or have been constructed. The proposal for Phase 2 is for the continuation of Lititz Bend Drive as well as Valley View Crossing which will extend out to W. Woods Drive. Along W. Woods Drive there will be widening along the frontage and a trail will run along the frontage and connect to the trail system that was made as part of the TOA project. There will be an extension of the water and sewer system as well. There is one small storm water facility to be built in this phase. An HOA has already been established as part of Phase 1 and will be expanded to Phase 2 as part of the approval process. This proposed plan is consistent with the preliminary plan; there have been no changes or additions to the number of units or the design in general. There are no additional waivers of relief that are being requested as part of this project. T. Zug inquired about the slope of the sidewalk in front of lot 24. A. Piehl reviewed what the highest point of the slope was as well as the grading on lot 24. Some landscape buffering has already been placed on lot 24 along the frontage and D. Zimmerman stated some type of border will also be placed to differentiate where the edge of the trail is versus the steep slope. T. Zug wanted to address the concerns regarding stormwater on the Township's memo dated March 19, 2021. D. Zimmerman stated the Township has started a new program which assists HOA's in maintaining stormwater facilities by putting a maintenance plan on the stormwater management agreement. The Township is now providing training to all the new developments. When the development is closed out, a training session will be scheduled with the HOA as part of the turnover. The memo is highlighting that all the information will be in one document so it can be easily found and referenced.

A. Piehl stated the HOA documents are being updated to include this information. R. Komman had some concerns regarding the vertical grading over 30 feet in the backyards of the lots towards the north. He questioned whether there should be some diversion swales to prevent erosion. W. Buckwalter stated the majority of this grading has already been completed as part of Phase 1 and no signs of erosion have been seen thus far.

On a motion by D. Garrett, seconded by M. Medini, the Commission unanimously gave conditional approval of the Final Subdivision Plan for the Buckwalter Tract, Phase 2.

REVIEW DRAFT OF PROPOSED AMENDMENT TO THE ZONING ORDINANCE: D. Zimmerman stated this was first brought before the Commission back in January and the Board of Supervisors have reviewed it twice. The draft that the Commission has before them has the revisions made by the Solicitor as requested by the Board. Under the section regarding flag lots, this amendment would now allow flag lots to expand to the mixed use area. The section under signage now allows the Township to restrict the size of a sign, the number of signs allowed, and where on the property a sign can be placed. K. Kauffman inquired if there were any restrictions from having a property owner shining a light on a sign. D. Zimmerman stated there is not however he would check with the Solicitor to see if this could be added. R. Kornman inquired if anything can be done about the use of vulgar language.

D. Zimmerman stated if it is on a political sign nothing can be done. However if it is on a non-political sign there is a possibility that something can be done. He will check with the Solicitor on this as well. The section on historic preservation targets Class I and Class II structures. The amendment would require a Conditional Use Application be completed prior to a structure being demolished. R. Kornman had a comment on page 5 regarding (e). He stated he thought it should state "licensed" engineer instead of just engineer. Also, on page 5 (4)(a)[2] he felt "unreasonable economic hardship" should be further defined. D. Zimmerman stated he will check with the Solicitor on this wording. In addition, on page 6 (5)(a) he questioned whether it should also be approved by an historical review board in addition to the other groups that are listed. The other Commission Members did not feel this was necessary. D. Zimmerman stated he would talk with the Solicitor about the comments that were brought up tonight. M. Medini inquired if there was anything regarding glamping in the ordinance. D. Zimmerman stated there is nothing specific regarding glamping because there is not a provision for it as it would fall under a Conditional Use. D. Zimmerman thanked the Commission for their feedback on these issues.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:59 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager