

WARWICK TOWNSHIP

315 Clay Road
P.O. Box 308
Lititz, PA 17543-0308
(Lancaster County)

WARWICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes

May 25, 2022

Chairman Tom Zug convened the May 25, 2022 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, C. Kimmel, Dan Garrett, John Gazsi, Marcello Medini, Robert Kornman, and Dale Keeney. Absent from the meeting is Jane Windlebleck. Also in attendance were Brian Harris, Township Manager; Billy Clauser, Township Planner; Randy Hess, 24 Windsor Lane, Lititz; and Chad E. Miller, 122 Brusen Drive, Lititz.

APPROVAL OF MINUTES: The April 27, 2022 minutes were approved as submitted.

DISCUSSION ON THE OWL HILL ROAD SKETCH PLAN, PREPARED BY DAVID MILLER/ASSOCIATES, DATED 5/9/2022, REVISED 5/12/2022: B. Harris stated that Randy Hess is present to talk about the sketch plan off of Owl Hill Road. This is the former Sam Seaber tract, containing roughly 15 acres. Mr. Hess is proposing a stub street to come in and cul-de-sac. There are 4 flag lots associated with the development. There has been an internal discussion with Randy and ELA regarding the rear of lots 12-14 as it relates to woodland and preservation of those areas. ELA had indicated in their letter that it may make sense to consider deeding it to the conservancy. Harris believes a conservation easement on the lot would be more beneficial for Randy, but from an easement standpoint, it would be incumbent on the Township to make sure we are diligent with monitoring the easements and making sure that whoever purchases those lots is aware that there would be a woodland protection easement if the Planning Commission chooses to make that recommendation.

R. Hess is accompanied by Chad Miller. The property is owned by Owl Hill Properties LLC. The partners involved in that LLC are Randy Hess, Chad Miller, and Dereck Hench. The property was formally owned by Kathryn Seaber. The property is on the north side of Owl Hill Road and totals approximately 15 acres, being deeded in 5 separate parcels. The property is zoned R1 and does have access to both water and sewer. The proposed layout is 14 lots and Hess is seeking feedback from the Planning Commission. They have not started doing any engineering as far as utility work or stormwater work. They are proposing a temporary cul-de-sac with the length at just under 600 ft. The template they are showing for stormwater management are just place holders and there has been no engineering done on stormwater. The next step after the sketch plan would be to go to wetland delineation, environmental assessment, and geotech tests for stormwater. The applicant has reviewed the subdivision and land development ordinance and the zoning ordinance. They do not believe any relief is needed in either zoning or subdivision and land development at this point, subject to the caveat of going through stormwater engineering. As part of the criteria for presentation of the sketch plan the applicant did put together a sketch of the adjoining properties to demonstrate future connectivity. They based their connection sketch on a plan that had been done by Harold Irwin back in 2004 that the Township had on record. This demonstrates the ability to connect to street B or the extension to Star Lite Drive in the future. Hess stated that he expects a discussion regarding the land to the north which backs up against the conservancy.

B. Kornman stated that the use of the land toward the conservancy is a concern and he is concerned about the slope of the driveways coming down the hill to the homes and also the stormwater detention shown on very steep slopes.



Kornman would like to know how the applicant anticipates working that. He suggests revisiting the plan to see if there is a way of minimizing the slope on the driveways. Kornman mentions that in the initial phase he would like to see the applicant try to minimize the number of driveways coming on to Owl Hill Road, especially lots 4, 3, 2, and 1. There was a discussion on possible driveway alternatives. Kornman also noted that lot 6 already has a new house on it. Hess stated that there is 1 existing house on the 8 acre Munkittrick property which is not part of the proposed subdivision. Kornman stated that it would be good if the driveway for the Munkittrick property were brought off of Street B with the homeowner's approval, alleviating a driveway close to an intersection along a busy roadway. R. Hess stated that he would be happy to take a look at the slopes that Kornman mentioned. T. Zug mentioned the conservation easement on the property. R. Hess stated that placing a conservation easement over the wooded area is reasonable and was expected. D. Garrett mentioned that the problem will be enforcing that easement. Hess stated that he runs in to building on slope in municipalities all over the county. Presently, there is an effort to protect those slopes. Hess stated that he would be more than happy to discuss the extent of the conservation easement. Hess demonstrated on the sketch plan where he thought the easement could be extended to. There was some discussion on properties in close proximity with slope issues. Hess mentioned that the proposed lots will feature high end custom dwellings. Hess stated that taking away backyard space for a driveway is a deterrent for a family with children that would make use of the backyard to play. Hess also mentioned that because of the size of the lots the plan reflects decentralized stormwater rather than having a central basin. C. Kimmel asked if there was any issue with fire and the size of the temporary cul-de-sac and the fact that it is basically a dead end and they will not be able to turn around which will require them to enter a driveway to back out or back all the way out to Owl Hill Road. Hess stated that what the sketch is reflecting is what the ordinance calls for in a temporary cul-de-sac. He will look at making the temporary cul-de-sac a permanent cul-de-sac size. Kimmel suggested pulling the plan south to where the flag lot driveway is and that way you could maybe put in a full size cul-de-sac there and then it goes away if you ever develop the rest. B. Kornman asked what is being done with the house that Street A goes through on the sketch plan. Hess stated that he did have conversations with the owners of that dwelling and they contemplated being involved and rebuilding. The owner would have wanted to demolish that house and build a new one. The owners have since changed their mind and decided that they do not want to develop their property right now. Hess stated that in its current alignment it would appear that the home would have to be moved or demolished. R. Hess asked if the township ordinance has a maximum driveway slope. B. Clausser stated that the maximum driveway slope is 10% with a transition off of the street. Hess stated that the plan is to move ahead with getting some of their testing done. He estimates it being several months until he comes back with a submittal.

NEXT MEETING: July 27, 2022

ADJOURNMENT: On a motion by M. Medini and seconded by D. Keeney, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,



Brian Harris
Township Manager