

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
Warwick Township Municipal Office**

June 22, 2016

Thomas Zug, Chairman, convened the June 22, 2016 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Jane Windlebleck, John Gazsi, Marcello Medini, Robert Kornman and Craig Kimmel. Absent were Commissioners Daniel Garrett and Kenneth Kauffman. Also present were Joyce Gerhart and Mark Hackenburg representing RGS Associates, Jill Brown, 26 Ridge Road, Lititz; Gwen Newell, representing the Lancaster County Planning Commission; Jim Wenger representing Derck & Edson; Kyle Berniere, Lawrence Blevins and Wallace Kerrigan, 180 Johnson St., Middletown, CT; Caroline Hoffer representing Barley Snyder; Andrea Shirk representing Rock Lititz; Nimesh Shah and Dan Bleznak representing ARC One; Shawn Sensenig, 143 Moorland Court; Shannon Mosser, 304 Dorchester Drive; and Troy Barto, 310 Dorchester Drive, and John Theilacker representing the Brandywine Conservancy.

CALL TO ORDER: Thomas Zug, Chairman

APPROVAL OF MINUTES: Zug stated there is one correction to the meeting minutes from May 25, 2016. Gwen Newell should be listed as representing the Lancaster County Planning Commission not the Lititz Record as stated. With this change the minutes stand approved as submitted.

CONSIDER THE REVISED FINAL LAND DEVELOPMENT PLAN FOR ROCK LITITZ, PHASE 1C, PREPARED BY DERCK & EDSON ASSOCIATES: Jim Wenger, from Derck & Edson, was present to review the plan. This particular building is under construction having gotten approval from the Commission and Board of Supervisors last summer. Construction began in the fall of 2015 with an anticipated completion date of December of 2016.

The new changes to the plan include providing more distance between the buildings for easier truck movement, extension of the loading dock further to the west in order to be able to access the end user in the 1C Building, the addition of a bay and additional parking on the east side of the building. The additional parking will help with space that was lost due to the additional loading dock and in anticipation of the need for parking with the lodging facility yet to be built. There are also some sidewalk circulation changes.

With no questions or comments from the Commission, on a motion by Gazsi, seconded by Windlebleck, the Commission recommended approval of the Revised Final Land Development Plan for Rock Lititz, Phase 1C.

CONSIDER THE REVISED MASTER PLAN FOR ROCK LITITZ, PREPARED BY DERCK & EDSON ASSOCIATES: Jim Wenger also presented the Master Plan for Rock Lititz. In the original Master Plan a hotel facility was shown between the setup building and the 1C building in an L shape. The shape is now revised into a C configuration and rotated so the predominant access faces north-south. This will provide improved circulation of the pedestrians from the studio setup building to the hotel and across the street to the 1C building. The C shape will allow for additional parking around the building.

The Commission acknowledged the Revised Master Plan.

DISCUSS SKETCH PLAN FOR HOTEL PROPOSAL: Wenger stated the proposed original hotel height was four stories with the possibility for expansion in the future for additional rooms. However, it has been determined the additional rooms are needed now rather than in the future. Wenger is asking the Commission to consider allowing in the Campus Industrial Zone the height of the hotel to be 65 feet instead of the 45 foot maximum height allowed. The hotel will contain a restaurant and lounge area with both being open to the public. Access to the hotel will be from Tollgate Road to Rock Lititz Blvd. The main entrance to the building would be from the west side of the building facing toward the campus.

Wenger would also like to discuss the signage related to this building. The Township's Ordinance allows up to 50 square feet for a wall sign, one for each use in the building. This building is over 100,000 square feet so a multiple tenant wall sign which would include one for the restaurant, one for the lounge and one for the hotel will be placed. Wenger stated an additional wall sign for the hotel is being requested.

Zimmerman stated WESC has reviewed the proposed plan. Some considerations from WESC included the relation to height of the building, to make sure the building was built to code, that there is a sprinkler system, and that there is sufficient room in the fire lanes for apparatus to be able to maneuver. There also needs to be consideration given to the logistics of the water supply if the building's height was to be 65 feet.

In a recent discussion with staff, the developers agreed to move the hotel sign in order to fit within the requirements of the Township's Ordinance. In addition, Wenger is asking for consideration to have a second wall sign as part of the entry feature to the hotel.

Carolyn Hoffer then discussed the signs in more detail. An additional sign on the entrance canopy is being requested to further designate the entrance to the hotel. In addition, the Township's Ordinance for ground signs provides for a building to have a ground sign on each road frontage that is 80 square feet. The hotel would have two road frontages, one on Studio Drive and one on Rock Lititz Blvd. The proposal is to have a ground sign on Rock Lititz Blvd., a smaller ground sign on Studio Drive, and a sign on Ellen Drive to direct people to the entrance off of Newport Road so Ellen Drive is not used as a main access into the campus.

Kimmel felt that having a sign on the canopy is redundant as the directional sign on Rock Lititz Blvd. is close by. He feels the canopy is indicative enough of where the entrance to the hotel is located. Dan Bleznak and Nimesh Shah, with ARC One Partners, explained the need for the canopy sign. Bleznak stated a canopy sign would provide extra identification as to where the entrance is located. As a compromise Bleznak proposed placing a 12 square foot high sign at the access point.

Zug inquired how these signs compare to the whole campus. Zimmerman stated with the exception of the canopy sign and the wayfinding sign along 501 all the other signs conform to the text amendment.

Kimmel inquired how the two building signs that are proposed are lit. Bleznak responded they are lit internally.

Hoffer then discussed the proposed height change for the hotel. Some advantages of having a higher building are allowing for better use of the ground and allowing for more open space on the overall campus.

Kimmel inquired since the design of the hotel has been altered will the new footprint provide for usable space. Zimmerman stated another option would be the purchase of TDR's to be used for allowing vertical coverage.

Zug asked if there were any comments or questions from the Commission. Windlebleck stated she is not in favor of the canopy sign.

CONSIDER THE CONDITIONAL USE APPLICATION TO MODIFY CONDITIONS FOR TARGET TO INSTALL SOLAR PANELS: Caroline Hoffer and Kyle Berniere, who is from Greenskies Renewable Energy LLC, were present to discuss the Application. Hoffer stated the Applicant would like to modify a condition of the Conditional Use Application. This condition states the roof surface and equipment must be tan in color and a solar array cannot be this color.

Kimmel inquired if the modules would be flat to the roof or angled. Berniere stated they will be at a 10 degree angle and be approximately 1 - 1 ½ feet off the roof at the highest point and at the lowest point approximately 3-4 inches. The modules will not be seen from the ground. Zimmerman stated there is a 2% reflective glare from the modules which should not interfere with neighbors or the airport.

Hoffer stated the modification of the Conditional Use Application will be presented to the Board of Supervisors on July 20, 2016.

On a motion by Kimmel, seconded by Gazsi, the Commission unanimously recommended approval of the Modification of Conditional Use Application for Target to install solar panels.

CONSIDER THE CONDITIONAL USE APPLICATION FOR UNITED ZION TO SEEK APPROVAL FOR EXPANSION OF A MEDICAL RESIDENTIAL CAMPUS UNDER SECTION 340-15.D(2): Mark Hackenburg from RGS Associates was present to discuss the application. Hackenburg will be reviewing the sketch plan for some proposed additions on the United Zion Retirement campus. A Conditional Use Application has been submitted. The Conditional Use Application relates to medical residential campuses being permitted by Conditional Use within the R-2 Zone.

Hackenburg stated the property consists of multiple parcels totaling 12.4 acres located in the R-2 District. The Applicant is requesting the Township to consider this as a continuing care retirement community and the medical/residential campus provisions are applicable. The sketch plan and analyses that were done thus far have been based on the residential campus provisions related to parking, building heights, and related coverages. The Applicant is also looking for feedback from the Commission on the Sketch Plan itself.

There is approximately 9,700 square feet of new building area being proposed. All of the current wings are subject to renovation. United Zion would like to convert from a traditional skilled care model to a "household model of care." This would bring dining services to the residents and provide a common space on each floor. Additions to the south and west wings would be dining spaces. On the north wing the rooms will be relocated to an approximately 7,800 – 8,200 square foot addition. This modification will only result in one additional bed being added. The current buildings are approximately 35 feet in height and this will not change. Porches are also being considered on the ends of the buildings. There are a total of 13 parking spaces that will be impacted, some of which are handicapped spaces which will need to be relocated.

Stormwater management will be addressed with a series of stormwater controls that will be individualized by treating the new increases rather than changing any existing basins. On site testing will occur the week of June 27, 2016 to evaluate two underground locations and possibly surface locations or small rain gardens.

No additional staff is going to be added. The additional bed that will be added creates 0.3 daily additional trips per day or 1 car every three days. There will be a relocation of the ambulance drop-off. A Knox box will be located at this new entry as well. Zimmerman stated United Zion is the only facility left in the area that is still under the original retirement home classification.

Hackenburg stated when the Land Development Plan is reviewed with the Township 4 tracts owned by United Zion that will be consolidated into one.

On a motion by Gazsi, seconded by Medini, the Commission unanimously recommended approval of the Conditional Use Application with the listed conditions outlined on the ELA letter dated June 15, 2016 and the Emergency Services letter dated June 21, 2016. Kimmel abstained from the vote.

DISCUSSION ON DRAFT OF THE AMENDMENT TO CLUSTER RESIDENTIAL DEVELOPMENT: Zimmerman stated John Theilacker from Brandywine Conservancy, and Joel Snyder and Joyce Gerhart from RGS are present to discuss the draft.

One decision that needs to be made is should this be done as an overlay district or should there be a separate district. It was thought that this prototype could be used in all R-1 tracts. Another consideration is should other housing be promoted. There is a minimal tract size of 10 acres in the provision. This option under the proposed language allows for open space to be privately owned.

Kimmell questioned if the open space being protected is buildable open space unbuildable space due to steep slopes, woodlands, wetlands etc. John Theilacker stated the way the open space is calculated is by combining constrained land as well as buildable land.

There was a discussion on possible provisions to be placed in the Ordinance.

The options of an HOA and conservation easements which are tied in to each individual lot are included in the Ordinance.

Zimmerman reviewed the Orchard Road Tract as one example of a possible Cluster Development. The "new" plan has 50 more units than the "original" plan that was submitted. Joel Snyder stated the Conditional Use Sketch Plan from Mr. Glass had all single family housing like a condominium with no lots which had approximately 130 units. Also, there were no right-of-ways only private streets. This "new" sketch plan is laid out with public streets with a 50 ft. right-of-way.

Kimmel inquired if there were a separation distance from adjacent single family homes to townhomes. Snyder replied there must be a 100 foot separation.

Another provision to the Ordinance is the development must have 50% single family dwellings and the other 50% can be made up of duplex and townhomes mixed or just duplex or just townhomes. These percentages can be changed if desired. In the Orchard Road example the numbers shown are 50/50.

A discussion was held on the example of a Cluster Development for the Sechrist Property.

Zimmerman was pleased with the feedback from the Commission on the Cluster Development option. This will be presented to the Board and then brought back to the Commission again with their feedback.

With no other business to come before the Commission, the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager