

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES
May 27, 2015

Jane Windlebleck, Vice-Chairwoman, convened the May 27, 2015 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Jane Windlebleck, John Gazsi, Craig Kimmel, Kenneth Eshleman, Kenneth Kauffman, Marcello Medini, Daniel Zimmerman Township Manager, Charles Haley, Dave Hilbert 624 Kissel Hill Road, Lititz, Sue Trafford 631 Kissel Hill Road, Lititz, Tamra Nonnenmacher 627 Kissel Hill Road, Lititz, Melvin Rohrer 635 Kissel Hill Road, Ted Cromleigh representing Diehm & Sons, Bill Swiernik representing DMA, Jim Wenger representing Derck & Edson, Joel Snyder representing RGS, and Randy Hess representing Hess Home Builders.

CALL TO ORDER AT 7:00 P.M. – Jane Windlebleck, Vice-Chairwoman

APPROVAL OF MINUTES: The minutes stand approved as stated.

PLATINUM CERTIFICATION: Zimmerman stated this serves as confirmation that Warwick Township has been recognized as being the first in the state of Pennsylvania to be a Platinum Certified Sustainable Municipality. In order to receive this certification the Township was reviewed in 130 different areas. The Township will receive an award at a State Conference in Scranton in June. A Commissioner inquired if this was something that needs to be reapplied for yearly. Zimmerman stated the certifications need to be kept up to date and the Township needs to be 90% compliant in order to stay certified.

CONSIDER THE FINAL SUBDIVISION PLAN FOR LITITZ RESERVE PHASE 3 & 4 AS PROPOSED BY RGS, DATED 2/4/2015: Joel Snyder, representing RGS, stated there are 34 units to be constructed in this phase. Snyder stated a discussion was had with some of the neighbors who live on Kissel Hill Road who are concerned regarding vegetation and making sure what is going to be planted is placed to their satisfaction with adequate buffering. There was also a discussion on the existing detention basin that Luther Acres has which discharges to a swale that goes behind resident's houses on Kissel Hill Road. The swale will be changed slightly however this will not change the impact of the swale. A pipe was installed underneath the emergency access drive which will convey storm water out into the main bio swale area. Zimmerman inquired as to how long the basin will remain. Snyder stated he was not sure at what point that will be taken away. It will probably be there at least through Phase 5 & 6 because it is at this time that work will begin on the bio swale and everything upstream will be built and stabilized.

The review letter from ELA is mainly administrative comments. Snyder stated RGS has no problem with any of the comments made.

David Hilbert of 624 Kissel Hill Road, Lititz, is questioning if the existing easement is going to be made deeper. Snyder stated that the water that currently runs from the farm fields goes into the swale. This water will no longer go into the easement because the street system and the storm sewer system will be picked up and taken to the main channel. It is essentially being diverted from the swale behind Hilbert's home.

Susan Trafford of 631 Kissel Hill Road, Lititz, wanted to let the Commission know her concerns about the swale and the management of it. She would like to know who the swale belongs to and who is responsible for its maintenance. Snyder stated there is a Home Owners Association that is responsible for the maintenance of all storm water facilities outside the public right of way and streets. Zimmerman added that any project with the Township has a specific storm water maintenance agreement with specific maintenance responsibilities and specific fines if they are not followed through.

On a motion by Kimmel, seconded by Eshleman, the Commission unanimously approved the Final Subdivision Plan for Lititz Reserve Phase 3 & 4 as proposed by RGS, dated 2/4/2015 including adding buffering behind bordering resident's homes along Kissel Hill Road.

CONSIDER THE CONDITIONAL USE APPLICATION FOR JAMES HOOVER, PROPOSED BY DIEHM & SONS: Ted Cromleigh, is present representing Diehm & Sons on behalf of James Hoover. The Hoover property is 15.26 acres and is located at 205 Skyview Lane. It is in the Agricultural Zoning District in Warwick Township. The Hoover's are applying for a Conditional Use Application for permission to subdivide a residential lot in an Agricultural District. The lot is known as Sammet's Tree Farm. The majority of the site is used for the cultivation and sales of Christmas Trees. The lot is 1.5 acres. Upon completion of the subdivision the lot will be transferred to another family member. The remaining land, which contains the bulk of the tree operation, is 13.76 acres, goes to the Township line which is Cocalico Creek.

Soil testing has been completed to establish primary and replacement sewage areas for the new lot and replacement area for the existing lot. A DEP planning module will be done as required for all subdivisions whether building or not. A water study was done on the existing well to prove there is enough water to serve the dwelling.

Cromleigh stated Diehm & Sons have no problems complying with the letter from ELA dated May 21, 2015.

On a motion by Kauffman, seconded by Kimmel, the Commission unanimously approved the conditions outlined for a Conditional Use Hearing to be held on June 17, 2015 subject to the comments on the letter by ELA dated 5/21/2015.

DISCUSS THE REVISED MASTER PLAN FOR ROCK LITITZ PROVIDING FOR A LODGING FACILITY, PREPARED BY DERCK & EDSON: Jim Wenger, representing Derck & Edson, is here to give an update on the master plan for Rock Lititz. Wenger stated graphically there is not much difference to the original plan. The hotel being proposed is an L shaped building. When artists practice in the studio there are anywhere from 60-70 people who come in to town with them and no one place for them to stay. It was decided to look at placing something at their own facility. Current talks are underway with developers and operators to make sure this type of setup will work for everybody involved.

The hotel is a 4 story L shaped building. There will be parking along Rock Boulevard. Currently parking numbers are slightly short but more spaces can be added across the street to make up the difference. Wenger stated most of the people who stay at the hotel will be transported from either the airport or train station so in reality there will actually be very few cars with workers from out of town. Wenger stated parking will be shown by Ordinance what needs to be done and are hoping everything does not need to be built up front until it is seen how much parking is required.

A Commissioner inquired if the hotel was dedicated lodging only. Wenger stated it may be open to the public however the first goal is to accommodate Rock Lititz's need. There will be times when no one is there and the logistics of this are still being worked out. Initially Rock Lititz is looking for the hotel to have 80-100 rooms however if a second setup facility comes to fruition in the future more than 100 rooms will be needed. The current piece of land picked for the hotel is not large enough to accommodate more than 100 rooms so a taller building may be necessary. The hotel would have some type of eating establishment.

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A discussion ensued as to whether the hotel should be made private or not. A Commissioner inquired as to what is the expected demand of rooms. Wenger stated approximately 60-80 and if there is a large show there would be more. This would be for five to six weeks at a time.

A discussion was held as to how would be the best way to add additional rooms. A Commissioner stated it would make more sense to increase the height of the building first and add the wing later if needed.

Wenger thanked the Commission for their comments and suggestions.

DISCUSS THE SKETCH PLAN FOR HESS HOME BUILDERS- EAST WOODS DRIVE TRACT

PREPARED BY DAVID MILLER CONSULTANTS: Bill Swiernik with David Miller Associates is here to discuss a property located on East Woods Drive. It is in the R1 Zoning District. There are 10 lots that are being proposed. Zimmerman stated this is part of the Grube Farm.

Zimmerman inquired as to who would be responsible for maintenance of the culvert that runs through the tract. Swiernik stated it would be the responsibility of the home owners. Zimmerman stated he would like this to be clearly stipulated in writing, be part of the storm water agreement and be recorded with the lots.

Chuck Haley commented he has received complaints from residents along East Woods Drive of road water on driveways. Haley stated the water from these new lots should not be directed toward the existing houses.

There was discussion on the need for the driveways to require culvert crossings of the stream and wetlands.

A Commissioner was concerned that the properties on lots 1 and 5 are located too close to the wetlands. He would like something to be created so this area does not become encroached upon by the property owner.

Swiernik stated there were no issues with the remarks from the letter from ELA.

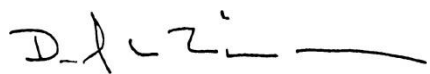
REVIEW OF CONSERVATION CLUSTER PROVISION: Zimmerman stated there are current conservation sensitive environmental tracts in the RE, R1 and R2 Zones. One example is the Orchard Road Tract. 50% of this tract has mature forest which is what the Township is trying to preserve and which also provides a buffer to the tributary. Other examples are the Eshelman Farm which includes wetlands and wildlife habitat and the Seeber Tract which is up against the Conservation District.

Zimmerman stated what he would like to see revisions be made to provide a sensitive development of the tract. He suggested working with Brandywine Conservancy. Brandywine Conservancy is adept at developing tracts in which preservation of land is important however they are creative and flexible on the types of housing. The tracts could include a diverse mix of townhouses, duplexes, and single family dwellings.

Overall the Commission Members approved of this concept.

With no other business to come before the Commission, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,



Daniel L. Zimmerman,
Township Manager