

WARWICK TOWNSHIP

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

WARWICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes

July 27, 2022

Vice-Chairman Jane Windlebleck convened the July 27, 2022 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Jane Windlebleck, Craig Kimmel, Dan Garrett, Robert Kornman, and Dale Keeney. Absent from the meeting were Tom Zug, Marcello Medini, and John Gazsi. Also in attendance were Brian Harris, Township Manager; Billy Clauser, Township Planner; Dereck Hensch, 784 Newport Road Manheim; and Stan Musser, 204 Skyview Lane Lititz.

APPROVAL OF MINUTES: The minutes of the May 25, 2022 meeting were approved as submitted.

DISCUSSION ON THE MUSSER'S LAWN & GARDEN SKETCH PLAN, PREPARED BY HENCH GENERAL CONTRACTING, LLD, DATED 05/26/2022: B. Harris stated that the applicant wants to construct a 50 ft. X 50 ft. expansion and also a 75 ft. X 50 ft. expansion. The applicant is present to discuss the existing truck traffic as it relates to the current use, and after the expansion. D. Hensch indicated the current location of the loading dock. Hensch stated that before Mr. Musser spends the money to pursue construction of an additional building, he would like to discuss the ability for trucks to continue backing into a loading dock from a public roadway if they move the loading dock. Currently, trucks use Vine Street to back into the existing loading dock; if the loading dock is relocated to the new addition, trucks would still need to use the roadway to back into the new loading dock. Hensch stated that tractor trailers would provide the deliveries to the loading dock 3-4 times a month, or approximately 48 times per year. Mr. Musser was asked if the deliveries would change with the proposed expansion. Mr. Musser stated that he does not anticipate an increase in truck deliveries. He added that because of the challenge of backing in, some trucks will stay on the street and they will be unloaded from there rather than backing in to the current dock. Mr. Musser would like to make it easier to get into the dock. J. Windlebleck asked if moving the dock will make it easier for deliveries. Mr. Musser confirmed that relocating the dock would make it easier for trucks to make deliveries. Mr. Musser stated that trucks currently come in Vine Street, make another turn onto Hollywood Avenue, and then back up towards the dock on a curve. The truck drivers sometimes need to do a multi-point turn. If he could have the trucks come in, make the turn, and back up straight towards the dock, it would make the deliveries easier. The trucks would still be backing up across Vine Street, but it would make it a lot easier. B. Harris asked how far back the building would be offset off of Vine Street. D. Hensch stated it would be approximately 65 feet. D. Hensch also stated that there is a structure in the back yard that could possibly be removed. Mr. Musser stated there is a concrete water tank for the building and concrete anchor pads that could possibly be removed. C. Kimmel shared his concern that it appears that trucks would be going down Hollywood Avenue further to get the back straight before backing up. D. Hensch stated he thought maybe 75 feet past the radius would be appropriate. D. Garrett mentioned that the traffic count would be low due to the road being a dead end. C. Kimmel questioned whether it would be a nuisance for the neighbors. J. Windlebleck asked what time the deliveries come. Mr. Musser stated that delivery times vary, but probably more in the afternoons than mornings during the workday. D. Garrett asked if the applicant was seeking any variances or considerations for the building. D. Hensch stated they are not quite sure yet. If they are unable to use the road to back into the dock, then they don't want to spend the money to proceed with the plans. There was further discussion on the location of the current dock and the proposed dock. J. Windlebleck asked how much of the street do the trucks use. D. Hensch stated that once the truck is backed into the dock, it will not take up any of the street at all. The truck will take one lane as it straightens up and



backs into the dock. The trucks would not be sitting and blocking driveways. B. Harris stated that Hollywood Avenue does loop to Groff Avenue. Mr. Musser stated that he does not allow delivery trucks to go out Groff Avenue because they cannot make that turn. D. Garrett asked if there is ample room for the trucks to pull out from the dock and turn left. D. Hench stated that they could pull out from the proposed dock directly onto Vine Street with no problem. Mr. Musser stated that trucks currently have to pull in and back up as far as they can so that they can come out Vine Street. D. Garrett stated that the proposal seems like a very logical plan and he has absolutely no problem with the plan. J. Windlebleck also stated that she has no problem with the proposed plan. B. Kornman stated that the sketch is a little misleading. He asked if everything between the property line and the warehouse and truck garage is going to be paved. D. Hench stated that they are going to look at that when they do the storm water calculations, to try to pave from Vine Street straight up to the face of the new building. Kornman asked if they had any idea about storm water. Hench talked to the Township Engineer, and they discussed possibly putting a basin under the building and paving. There are steep embankments where the woods are located, but there might be a small area to get a basin, but they need to verify the area. Mr. Musser stated that currently he gets runoff from Hollywood Avenue and Vine Street. They would like to put a storm water facility to go to the existing overflow, and then the property could possibly absorb storm water to a basin to the rear of the property. Hench stated they have not pursued the storm water until they know if the applicant is going to be permitted to back off the road or not. Mr. Musser stated they are looking for guidance from the Planning Commission before he moves forward. B. Kornman stated that he would prefer they not use a public street to back around, but he doesn't see any alternative. C. Kimmel stated that the proposed plan would be improving upon the existing condition.

DISCUSSION ON THE DEMOLITION PROPOSAL AT 820 WOODCREST AVENUE: B. Harris stated that this is a 66-acre parcel that is owned by Rohrer's Quarry who purchased it in December of 2020. The Township received their transfer tax for the parcel in 2021. The quarry purchased the parcel for \$4.2 million. The parcel is a combination of mostly agriculture and some residential zoning on Woodcrest Avenue. Travis Rohrer met with the Township and shared the plan to demolish the structure since it is listed on the Township's historical record. The Township adopted an ordinance in 2021 regulating historic structures, and the demolition of a historic structure is by conditional use and there are a variety of measures that they would have to prove to complete the demolition. Mr. Rohrer would like to determine if the Township would be agreeable to the demolition. Rohrer mentioned that after looking at the ordinance, he could engage structural engineers, historic preservation specialists, and architects. He wanted to have the Planning Commission's feedback on this demolition. Ultimately when they file the conditional use, it will be in front of the Planning Commission prior to going to the Board of Supervisors. The Board of Supervisors will look to the Planning Commission's recommendations. B. Harris wants to conduct an open conversation of where the Planning Commission stands in regards to this demolition. The property has been vacant for 3-4 years; and a review of pictures indicate that the interior of the structure is in fair shape. The property owners are also dealing with issues of vandalism and people trespassing on the property. T. Zug shared with B. Harris that he liked the idea of engaging an architect or someone that specializes in this type of project to give a summary of what is in the structure and what has historical value. C. Kimmel asked why the applicant wants to tear down the structures. B. Harris expressed the opinion that the owners do not want a residential use on the property; they would like to convert it all to agriculture. C. Kimmel stated that information was important in terms of understanding the why behind the proposal. C. Kimmel added that the barn and the house do not look to be in bad shape based on the pictures provided. C. Kimmel and D. Garrett agreed that some of the outbuildings are in bad shape. B. Harris stated that T. Rohrer indicated that the barn would get repurposed, with someone like Sylvan Brandt, LLC coming in and repurposing what they could. C. Kimmel felt the timbers in the barn would be worth a good deal of money. J. Windlebleck stated that she thought the flooring would be of value. J. Windlebleck stated that she hates to see such a wonderful old piece of history torn down. B. Harris stated that the 66 acres are not all zoned agricultural. B. Harris estimated that approximately 40 acres were zone agricultural, and added that the house is in the agricultural zoned portion of the property. D. Garrett asked if the applicant would be willing to convert or petition the Township to move the R1 zone so that the dwelling would be located in the R1 zone rather than the agricultural zone. B. Harris stated that he could have a conversation with T. Rohrer to see if that would be an option. The ordinance indicates that a sale to another party is a justified means of preserving the property. B. Kornman asked if the property had been studied. B. Harris stated that he has documents from 1983 when the Lancaster

Historical Society did a critique of the property. In 2008, a different agency performed another review of the parcel. In 1983 the parcel was listed as being in excellent shape. B. Clauser stated that the 2008 review was done by Rettew Associates, as part of an inventory of every structure in the region and that is where the Class I, Class II, and Class III designations came from. B. Clauser stated that in 2008 it was just a visual look at the outside of all the properties. They did not go inside and document any findings. B. Harris explained that the 1983 report states that the structure was built in 1875, the original use was a residence, and it was still in good condition. That report was prepared by John Schneider and Esther Boyle dated June of 1983. D. Garrett mentioned that where the current Members 1st Credit Union is at the end of Owl Hill Road, there previously was a structure on that site that was included in the historical registry. When they entered that structure, there was nothing inside that had been preserved to any historic value. In D. Garrett's opinion, when looking at the photos of the 820 Woodcrest structure, other than strap hinges and some door fixtures, there isn't too much in the structure that looks like they have tried to preserve the historic sense of the building. B. Kornman stated that he believes the exterior is the valuable part with its character and size. The structure is 227 years old. B. Harris stated that there was some work done in 1870 on the structure. B. Kornman agreed with T. Zug to have it reviewed, but he would promote keeping it in residential and maybe subdividing 3-4 acres around so it is not hemmed in by cornfield. In his opinion he would preserve it as part of the history of the Township. J. Windlebleck agreed with that preservation. B. Harris stated that the Township will begin the comprehensive plan update next year, and any type of rezoning should be included in that plan. B. Harris will have a conversation with T. Rohrer regarding this issue. J. Windlebleck stated she did not want this structure demolished, converted to agriculture, and then in the next 5 years it ends up being a housing development. Both B. Kornman and D. Garrett expressed the opinion that the Rohrer's would expand the quarry to this property. B. Harris stated that there are still 30-40 years worth of life in the current quarry. The property was bought as a buffer for the time being, but 100 years from now that may change. B. Harris does not know if they have done studies on the rock in that area. J. Windlebleck stated there was a projection done a few years back and there were a substantial amount of years left in the current quarry. C. Kimmel asked if you can quarry by right in an agriculture zone. B. Harris stated that a quarry is a separate zone. B. Clauser stated that there have been many scenarios of ways they can expand the life of the quarry. B. Clauser feels it would be a challenge for this property to be rezoned for a quarry because of the close residential areas. B. Kornman asked if the quarry owners have sought out the old Erbs Nursery for purchase. B. Clauser stated that they purchased the nursery in Penn Township and it was recently rezoned to quarry. B. Kornman stated with that purchase, they should have extensive reserve stone. Harris stated that they are in no rush to proceed so if the Board would like to bring T. Rohrer in for a meeting, he could facilitate it. C. Kimmel, J. Windlebleck and D. Garrett would prefer to hear from some experts on the historical value of the property. B. Harris asked who would do that type of evaluation. B. Kornman suggested the Lancaster County Historical Commission. C. Kimmel stated that if someone created a reasonable size parcel with the dwelling and road access, somebody would want to live in a preserved dwelling. B. Harris will make arrangements to meet with T. Rohrer and discuss the potential of subdividing a parcel from the agricultural zoned land, and the Commission's desire for a report prepared by a professional that will give a sense of the historic nature of the property and the soundness of the structure. C. Kimmel mentioned it seemed strange that they would want to demolish the barn if it can be refurbished because if someone rents the land to farm, they may have use for the barn. The general consensus of the Commission is that if someone who is qualified thinks there is value in saving the property, it should be saved.

NEXT MEETING: August 24, 2022 at 7:00 p.m.

ADJOURNMENT: The meeting was adjourned at 7:37 p.m.

Respectfully submitted,



Brian Harris
Township Manager