

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES

March 27, 2013

Chairman Thomas Zug convened the March 27, 2013 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, Jane Boyce, John Gazsi, Craig Kimmel, and Nathan Flood. Daniel Garrett and Kenneth Kauffman were absent. In attendance were Township Manager Daniel Zimmerman, Township Engineer Charles Haley, Tom Matteson, Mike Swank and Greg Lessig.

APPROVAL OF MINUTES: The Commission voted unanimously to approve the minutes of the February 27, 2013 meeting as written.

COMMUNICATIONS: The Commission received information regarding the Lancaster County Planning Commission regarding their 2013 Planning Partners program.

CONSIDER THE LEON OBERHOLTZER STORM WATER MANAGEMENT PLAN,

PREPARED BY DIEHM & SONS, DATED 2/6/2013: Tom Matteson, representing Diehm & Sons, explained that the previous property owners (Martin) received approval for a second principal dwelling on the lot. Bryan Martin operated his demolition business from a building on the property. The property has been sold to Oberholtzer, who wants to relocate his existing rebar fabricating business to the property. Matteson explained that the plan proposes to remove the old shop building, and construct a new 6,050 square foot shop building. He added that Oberholtzer would revise the entrance to the property to accommodate deliveries by full size tractor trailers (average of one truck per day). He noted that deliveries and storage would occur within the proposed building. The proposal also includes a 1,824 square foot horse barn and provisions to have one horse, which is the Oberholtzers primary form of transportation. He outlined the on-lot sewer system layout for the benefit of the Commission. He noted that the proposal has received zoning approval.

The Applicant is requesting a Waiver of Section 285-7.C and 285-7.D pertaining to preliminary and final plan processing. The Applicant is requesting a modification to submit the project as a Stormwater Management Plan in lieu of processing a preliminary/final plan since the proposed shop building is replacing an existing similar size structure, and due to no new sewer or water demands, and that there would be no additional traffic. The Township Engineer recommends conditional approval of the Waiver based on an offer of right-of-way for East Newport Road, and upon a fee in lieu of roadway improvements. On a motion by Gazsi, seconded by Kimmel, the Planning Commission voted unanimously to recommend approval of a Waiver of Section 285-7.C and 285-7.D contingent upon the Township Engineer's comment letter dated March 19, 2013 being addressed.

On a motion by Kimmel, seconded by Boyce, the Planning Commission voted unanimously to recommend approval of the Leon Oberholtzer Storm Water Management Plan contingent upon the Township Engineer's comments being addressed, and contingent upon the lighting on the shop building being relocated to reduce impact to adjoining properties.

CONSIDER THE KELLER BROTHERS STORM WATER MANAGEMENT PLAN,

PREPARED BY STECKBECK ENGINEERING, DATED 8/3/2012: Mike Swank, representing Steckbeck Engineering, explained that the Commission reviewed the proposal at their August 22,

2012 meeting and recommended approval of a Waiver to submit a stormwater management plan for the project. In addition, the proposal received zoning approval to construct the parking area in floodplain.

Swank explained that the proposal is to construct an approximate 17,000 square foot parking area in the flood zone. The parking area would provide 44 parking spaces. He explained that the property was larger, and a portion was sold to CVS Pharmacy. He noted that this area was previously used for additional parking. He explained that the business is currently experiencing growth and additional area is needed for automobile storage and display, and for employee parking.

The project was originally designed with porous paving for infiltration; however, the soils are not appropriate for this type of design. Swank explained that a retaining wall is proposed near the basin to increase its volume and to allow a slower release of stormwater. The plan also includes a riparian buffer and additional landscaping on the property.

On a motion by Boyce, seconded by Flood, the Planning Commission voted unanimously to recommend approval of the Keller Brothers Parking Lot Stormwater Plan contingent upon the Township Engineer's comments being addressed.

OTHER BUSINESS TO COME BEFORE THE COMMISSION: The Township Manager stated that he has a schedule conflict for the Planning Commission meeting scheduled for May 22, 2013. He explained that the Commission could have a large agenda for the meeting and inquired whether the members would be agreeable to rescheduling the meeting to May 29, 2013. The Commission members are agreeable to rescheduling the Planning Commission meeting from May 22, to May 29, 2013.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager