

**WARWICK TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES**

**Warwick Township Municipal Office**

December 28, 2016

Thomas Zug, Chairman, convened the December 28, 2016 meeting of the Warwick Township Planning Commission at 7:00 p.m. In attendance were Commissioners John Gazsi, Daniel Garrett, Kenneth Kauffman, Marcello Medini, and Bob Kornman. Absent were Commissioners Jane Windlebleck and Craig Kimmel. Also present were Daniel L. Zimmerman, Township Manager; Chad Smith from Steckbeck Engineering; Alex Piehl from RGS Associates; John Schick from Rettew Associates; Andrea Shirk from Rock Lititz; Whit and Reid Buckwalter from Millport Road LLC; Billy Clauser, Warwick Township Planner; Allen Martin of 937 E. Newport Road, Lititz; Denise Freeman and Michelle Bingham of 603 Woodcrest Avenue, Lititz; and Barton Halpern of 9 Oak Wood Lane, Lititz.

**CALL TO ORDER:** Thomas Zug, Chairman

**APPROVAL OF MINUTES:** The October 26, 2016 minutes were approved as submitted.

**CONSIDER THE WEISER'S MARKET SKETCH PLAN, PREPARED BY PW CAMPBELL:** Chad Smith from Steckbeck Engineering was present to review the plan. Several sketch plans had been submitted to the Township for review. Some additions were made to the original sketch plan including landscaping, lighting, grading and utilities. A storm water facility is being proposed to the rear of the building. The comments from the ELA letter dated December 20, 2016 will be addressed when the official Land Development Plan is filed.

A Commissioner inquired what the plan is for signage. Smith stated there will be a One Way arrow sign coming in from the back and there will be two Do Not Enter signs posted at the one way section and a Stop sign posted at the intersection. The signs for the institution itself have not yet been determined. Zimmerman indicated the institution may have to share a sign with Weiser's Market as it is considered one property.

Zimmerman stated the Township was asked if the institution could be placed on the same tract as Weiser's Markets. In order for this to happen a Conditional Use Application would need to be submitted. The consultant was advised if they were to go through with the Conditional Use it would be hard for Weiser's Market to expand and stay under the coverage requirements.

Zug inquired about the frontage improvements along SR 501. Zimmerman stated the design work for storm water, curbing, a center turn lane, and the widening and resurfacing has been completed. PennDOT will release the bids in either February or March and start the project in the spring of 2017. Zimmerman noted. Zimmerman noted that in order to make a connection into the Borough via a sidewalk system the culverts would need to be extended and this was not part of the project.

Kornman inquired if consideration was given to reducing the width of the driveway down to 14' or 15' wide to get the building another 4' from the street. Smith stated this could be possible and he will look into this.

Kornman also inquired of George Smith from ELA if it was permitted to have the emergency spillway dump onto a parking lot that leads to a building. Smith replied it is not preferable. Kornman then asked if there was a way to further divert the water away from the building. Chad Smith explained the emergency spillway itself will probably not be used frequently. The plan is to infiltrate as much water as possible. Further discussion on the flow of water ensued.

**CONSIDER THE BUCKWALTER TRACT PRELIMINARY PLAN, PREPARED BY RGS ASSOCIATES, DATED 10/5/2016:** Alex Piehl with RGS Associates, Whit and Reid Buckwalter, and John Schick with Rettew were all present to discuss the plan. Piehl gave a brief background of the project. Based on comments from the Commission at the November meeting, the following changes have been made. The project has been increased by one lot up to 71 from 70. In addition, a decision was made to incorporate an HOA for the development. Sidewalks were also added to the plan and will be placed along one side of Street A and along one side of Street B creating a connection between W. Millport Road and W. Woods Drive. A walking trail was added along W. Millport Road through the open space, over the culvert and will then tie into the trail system at Traditions of America. A walking trail will also go along W. Woods Drive to the east which will connect to TOA along with a proposed crosswalk. The water main on W. Woods Drive will be extended and tied in with TOA. W. Woods Drive will be widened with vertical curbing along the street frontage and curbing will also be along the street frontage on W. Millport Road.

Kornman inquired of Piehl if the grading was addressed as this was discussed extensively at the last meeting. Piehl explained there were some changes made to help with the grading however this resulted in only minor improvement.

Zimmerman inquired if the proposed twice a year street sweeping will be the responsibility of the HOA or the Township. Piehl stated if a second street sweeping is needed during the year it will be the responsibility of the HOA to handle.

Zug inquired if any thought was given to having a deed restriction on what can and cannot be done on the deeper lots. Piehl stated this was considered but felt ultimately the areas can be maintained by the homeowner with little difficulty.

There was a long discussion on the storm water basins.

On a motion by Garrett, seconded by Kauffman, the Commission unanimously approved the Waiver for Section 285-29 regarding the depth of 7 lots.

On a motion by Garrett, seconded by Kauffman, the Planning Commission unanimously approved Waiver 270-37 regarding the grate depression.

On a motion by Kauffman, seconded by Garrett, the Commission unanimously approved Waiver 270-32 regarding groundwater recharge.

Barton Halpern, a Warwick Township resident, inquired if the property lines will end at the field or at the retention basin. Piehl stated the houses are going to be approximately 50 feet from the property boundary line and will end at the green space.

On a motion by Kauffman, seconded by Medini, the Commission recommended Conditional Approval of the Buckwalter Tract Preliminary Plan by a vote of 5-1.

**CONSIDER THE CONDITIONAL USE APPLICATION FROM ROCK LITITZ FOR A YOGA AND FITNESS STUDIO:**

Andrea Shirk from Rock Lititz was present to review the application. Shirk stated the Conditional Use Application is for a Health and Wellness facility, Section 340-19C (8). This is a Conditional Use within the Pod 2 building which is the building that is currently under construction. Pod 2 is a multi-tenant facility which is approximately 240,000 square feet in size. A potential tenant for Pod 2 is interested in a Health and Wellness Facility. The majority of Pod 2 will be warehouse space.

Shirk stated there are nine conditions that must be met under Section 340-19C(8). All these conditions have been met and were addressed when the Land Development Plan was submitted. Shirk stated the main difference between the Rec Center and the Yoga Studio is the Rec Center has more general fitness equipment whereas the Yoga Studio is intended just for yoga and there will only be one room. There will be no changing or shower facilities located within the studio. The studio will be open to the public; however the main intention is for use by the employees of Rock Lititz.

On a motion by Garrett, seconded by Kauffman, the Commission unanimously approved the Conditional Use Application from Rock Lititz for a yoga and fitness studio.

**CONSIDER PETITION TO ADD 145.9 ACRES TO THE WARWICK AGRICULTURAL SECURITY AREA:**

Zimmerman stated the reason for the petition is to consider two farms for preservation. The two farms are the Gerhart Farm and a farm owned by Mrs. Sinz.

The Gerhart Farm consists of 107 acres and is located off of Brunnerville Road. It is zoned Rural Estate and Agriculture. 25 acres from this farm are currently zoned Industrial and will remain so.

The second tract, consisting of 37.5 acres, is located on Disston View Drive and is zoned part Rural Estate, part Residential and part Agriculture. An application will be coming in to the Township for residential usage on part of this tract. Mrs. Sinz, the owner of the tract, would like to build a retirement home on six acres of this tract. The petition would state that all the retirement rights for the six acres would be used and 40 acres of the tract would be preserved and then put up for sale for agricultural use.

A discussion about growth within the Township was held.

On a motion by Kauffman, seconded by Garrett, the Commission gave a favorable review to the petition to add 145.9 acres to the Warwick Agricultural Security Area.

**ADJOURNMENT:** With no other business to come before the Commission, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Daniel L. Zimmerman  
Township Manager