

**WARWICK TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES**

**Warwick Township Municipal Office**

February 22, 2017

Thomas Zug, Chairman, convened the February 22, 2017 meeting of the Warwick Township Planning Commission at 7:00 p.m. In attendance were Commissioners Jane Windlebleck, John Gazsi, and Kenneth Kauffman. Absent were Commissioners Craig Kimmel, Dan Garrett, Marcello Medini, and Robert Kornman. Also in attendance were Daniel Zimmerman, Township Manager, Kevin Varner and Ted Cromleigh representing Diehm & Sons; Glenn Rieft of Lititz.

**APPROVAL OF MINUTES:** The January 25, 2017 minutes are approved as submitted.

**CONSIDER CONDITIONAL USE APPLICATION 2017-4 FROM GLEN AND CHARLENE REIFF TO SUBDIVIDE A 103.59 ACRE FARM INTO TWO LOTS. PROPERTY IS LOCATED AT 24 PICNIC WOODS ROAD:** Ted Cromleigh, surveyor from Diehm & Sons, reviewed the Application. The majority of the farm is used for cultivation of crops. The Applicant would like to split the farm into two lots. Lot 1 will contain the existing buildings and consist of 55 acres. Lot 2 is cultivated crop land and consists of 57.9 acres. At this time no buildings are being proposed for Lot 2. As per the Township requirements, DEP planning will be done with perk testing. The farm is enrolled is an Ag Preserved farm through the Lancaster County Conservation District and also through the Township.

The area where the soil testing was performed is located in the northeast corner of the farm. If future buildings were to be constructed, this would be possible.

Zimmerman inquired why the farm was being subdivided. Mr. Reiff stated it is being subdivided for Estate purposes.

Zimmerman stated with the farm being preserved, development rights were eliminated however it does retain the right for one farmstead to be built on the split portion.

On a motion by Windlebleck, seconded by Kauffman, the Commission gave a favorable review for the Conditional Use Application 2017-4 from Glen and Charlene Reiff to subdivide a 103.59 acre farm into two lots.

**CONSIDER CONDITIONAL USE APPLICATION 2017-3 FROM ELI GLICK TO CONSTRUCT A SINGLE FAMILY DWELLING ON A 10.4 ACRE PROPERTY FROM A 62 ACRE PROPERTY LOCATED ALONG BECKER ROAD:** Kevin Varner, Diehm & Sons ,reviewed the plan. The farm is owned by Gideon Fisher and would like to subdivide the farm for Mr. Glick. The address is 209 Cedar Drive.

Varner stated a variance was requested before the Zoning Hearing Board to allow an agricultural use lot on less than 20 acres.. Glick currently houses horses and chickens on the farmstead and is looking to relocate these animals to the new lot.

The Applicant is requesting a Conditional Use request for a subdivision within the Agricultural Zoning District for the construction of a single family dwelling, and an agricultural use on a lot less than 20 acres in size.

The farm is irregular in shape and split by both Log Cabin Road and Becker Road. The lot proposed by this request utilizes Becker Road as the boundary line. The portion of the farm is the most removed from the main portion of the tract. The proposed buildings are being located in the corner of the lot to preserve as much agricultural land as possible.

Varner stated soil testing for the sewer was performed in addition to making sure the sight distance is adequate in relationship to the proposed driveway.

Varner stated the farm has four subdivision quotas. Fisher, the owner, has agreed to use three of the four quotas. If the remaining quota were to be utilized a survey of the farm will be done to verify the acreage exists for the fourth quota.

As part of the Zoning Hearing it was agreed that the tract will provide a conservation plan for the agricultural use as well as provide a manure management plan.

On a motion by Gazsi, seconded by Windlebleck, the Commission gave a favorable review for the Conditional Use Application 2017-3 from Eli Glick to construct a single family dwelling on a 10.4 acre property from a 62 acre property located along Becker Road.

**LOGISTICS FOR UPDATE TO THE IMPACT 2017 STUDY:** The meeting dates and locations are verified and open to the public. The different topics to be discussed are as follows: Housing/Development; Built and Natural Infrastructure; Community Services and Quality of Life; Economic Development; and Education Outreach. Zimmerman gave a brief summary of what the areas of discussion will include.

**OTHER BUSINESS TO COME BEFORE THE COMMISSION:** The Commission asked Zimmerman questions on various topics involving the Township.

**ADJOURNMENT:** With no other business to come before the Commission, the meeting was adjourned at 8:08 p.m.

Respectfully submitted,

Daniel L. Zimmerman  
Township Manager