

Warwick Township Planning Commission

October 28, 2015

Thomas Zug, Chairman convened the October 28, 2015 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Jane Windlebleck, John Gazsi, Craig Kimmel, Daniel Garrett, Kenneth Eshleman, and Kenneth Kauffman. Also present was Daniel L. Zimmerman, Township Manager, Gwen Newell representing LCPC and Michael Fyock 1101 Orchard Road, Lititz.

APPROVAL OF MINUTES: With no changes or additions to the August 26, 2015 meeting minutes they stand approved

CONSIDER CONDITIONAL USE APPLICATION BY ROCK LITITZ FOR A HEALTH AND FITNESS CLUB UNDER SECTION 340-74 WITHIN THE CAMPUS INDUSTRIAL ZONE:

Andrea Shirk was present representing Rock Lititz. Shirk stated they are waiting for the master plan. Rock Lititz has presented a Conditional Use Application. Shirk stated in the planning of Pod 2 consideration was given to what options can be given for the employees and in turn what the employees would like to have. A fitness facility is considered with for use of both Rock Lititz employees as well as the hotel. This would comprise approximately 10,000 square feet in the shape of an "L". The placement of the fitness facility in Pod 2 would allow occupants of the hotel to have direct access. Also, it is located close to the largest parking area which has the capability of being increased in size. Shirk stated Rock Lititz is working with the Rec Center and hours of operation would be the same, 5:30 a.m. to 10:00 p.m. There would be no courts or a pool. It will be focused more for general fitness. If someone were to have a membership to the Rec Center they could use Rock Lititz's gym as well. Rock Lititz is not competing against the Rec Center it will be a partnership. Shirk stated there will be two entrances to the fitness center, one coming from the parking lot and one accessible from the inside of the building.

A Commissioner inquired if there would be reserved parking spaces for those who want to use the fitness center. There is the capability to have reserved spaces which is why the location of the fitness center was chosen close to the parking lot. Shirk stated the hours of operation would be the same as at the Rec Center.

Zimmerman stated Rock Lititz submitted with their application criteria that need to be met for the Conditional Use approval.

Shirk provided a picture of the layout of the building. Rock Lititz Blvd. would run in front of the building. The main entrance to the facility is located in the middle of the building. There will be shared common areas in the building as well. There will be locked doors leading to the individual spaces within the building.

Zimmerman inquired if there would be a need for signage. There would be a sign for each tenant entrance. The main entrance would provide a map of the building showing what offices/facilities are located in the building.

On a motion by Medini, seconded by Kauffman, the Commission unanimously approved a favorable review of the plan.

CONSIDER THE REZONING PETITION FROM DAVID & MARY FYOCK AND MICHAEL & JENNIFER FYOCK CONSISTING OF FOUR TRACTS TOTALING 78.3 ACRES MORE OR LESS FROM PRESENT CLASSIFICATION OF PARTLY RURAL ESTATE RESIDENTIAL AND PARTLY R-1 RESIDENTIAL TO AGRICULTURAL: Background history was provided by Zimmerman. The Fyock's are looking to preserve the farm. There are a total of four tracts the Fyock's would like to be zoned to agriculture. The 8.1 acre tract is the only one to remain at R-1.

Zimmerman stated the petition will go to the County for review which is scheduled for December for a public hearing.

On a motion by Garrett, seconded by Kimmel, the Commission recommended to consider the rezoning petition from David & Mary Fyock and Michael & Jennifer Fyock consisting of four tracts totaling 78.3 acres from the present classification of partly Rural Estate Residential and partly R-1 Residential to Agricultural.

UPDATE ON CONSERVATION/HISTORIC CLUSTER PROVISION FOR THE R-1 ZONE DISTRICT: Zimmerman stated the goal was to provide a tract to use as an example showing what the layout would look like. Zimmerman stated the Seichrist Farm will be used as an example. 39 acres of the R-1 section will be used. The prototype given to the Township by Brandywine will be drawn up and the Commission will have the opportunity to see the results and give their thoughts as to if they like it or changes they would like to see be made.

A Commissioner inquired as to if the Veterans Memorial would be a part of this. Zimmerman stated the park itself will not be part of the design but the area can be shown to complement the area.

Respectfully submitted,

Daniel L. Zimmerman,
Township Manager