

**WARWICK TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES**

**Warwick Township Municipal Office**

August 23, 2017

Thomas Zug, Chairman, convened the August 23, 2017 meeting of the Warwick Township Planning Commission at 7:00 p.m. In attendance were Commissioners Jane Windlebleck, John Gazsi, Kenneth Kauffman, Marcello Medini, Daniel Garrett and Robert Kornman. Absent was Commissioner Craig Kimmel. Also present were Daniel L. Zimmerman, Township Manager; Kevin Varner from Diehm & Sons; Alex Piehl from RGS Associates; Phil Wolgemuth from March Capital; Caroline Hoffer from Barley Snyder; Billy Clauser, Warwick Township Planner; and Chris Sinz, 970 Disston View Drive.

**APPROVAL OF MINUTES:** With no corrections or additions the minutes are approved as submitted.

**CONSIDER THE JOAN SINZ SUBDIVISION PLAN, PREPARED BY DIEHM & SONS, DATED 7/3/2017:** Kevin Varner from Diehm & Sons presented the plan to the Commissioners. Diehm stated Joan Sinz property is located on Disston View Drive.

The Subdivision Plan consists of splitting a six acre tract separated by Disston View Drive from the remainder of the farm.

On a motion by Garrett, seconded by Windlebleck, the Commission recommended conditional approval for the Joan Sinz Subdivision Plan, prepared by Diehm & Sons, dated 7/3/2017.

**CONSIDER THE CONDITIONAL USE APPLICATION FOR ORRSTOWN BANK, PREPARED BY RGS ASSOCIATES, DATED 6/30/2017:** Alex Piehl with RGS Associates along with Phil Wolgemuth with March Capital, and Caroline Hoffer with Barley Snyder were present to review the Conditional Use Application for the drive-thru that is associated with the proposed bank at the corner of Lititz Pike and Woods Drive.

Currently the property consists of three lots. Each lot contains a home occupied as residential uses at the present time. The homes are accessed both from Lititz Pike and from Woods Drive. The total acreage of all three lots is approximately 1.7 acres. All three properties are located within the Local Commercial District. The proposed use would be a bank of approximately 3,000 square feet in size. There are 16 parking spaces proposed around the bank, a dumpster enclosure, walkways around the perimeter, and a storm water facility. Piehl stated that the parking in front of the bank was eliminated to shift the building closer to Lititz Pike. Parking was added behind the bank building.

The Commission was pleased with the Applicant moving the bank building closer to the Lititz Pike right-of-way. The bank building is 55 feet from the existing right-of-way and 45 feet from the anticipated future right-of-way. The Applicant would be required to submit a variance request for the building setback, because the Local Commercial District requires a 25 foot maximum building setback.

Piehl stated that the access drive location was maintained based on an evaluation of the existing topography. The elevation along Woods Drive is approximately six feet lower if you align the drive with the north/south apartment parking aisle.

The Applicant is proposing a common access between the bank operation and the rest of the property for the potential of 10-12 rental apartments. Piehl stated that the existing three lots have three rental homes with a total of five units. The three lots are approximately 10,000 square feet. The proposed apartment building would be under 15,000 square feet. Zug stated that the zoning hearing board will need to determine the interpretation of the 50% increase in non-conforming use.

Windlebleck stated that she is concerned about the emergency access at the one-way lane which leads to the three drive-thru lanes. Kornman stated that there is not a requirement for a pass-thru lane.

Wolgemuth inquired if the Commission would be open to allowing the proposed apartment building. The Commission stated that the apartment building fits into the proposed location, with the Highlands Apartment Complex behind it. The apartments would be low impact and have a low traffic volume.

Garrett stated that 24 parking spaces is not sufficient for the proposed 12 unit apartment building. Wolgemuth stated that he does not want to build too much parking that will not be used. Kornman stated that 2.5 parking spaces is typically required per residential unit. Piehl stated that there is additional space to add additional parking if needed. Piehl added that other municipalities have created a provision that at such time that additional parking spaces are necessary, when determined by the municipality, they would be required to be built. Zimmerman stated the Township does not have this type of provision.

**FORGE THE FUTURE 2022 UPDATE:** Zimmerman stated that staff and the consultants have prepared draft goals and strategies for the Planning Commission and Board of Supervisors to review, prior the public review at the September 21<sup>st</sup> meeting at the Warwick Middle School Auditorium. There are a lot of on-going goals and strategies from the IMPACT 2017 plan that will be continued on the Forge the Future 2022 plan. Three projects have been submitted for considerations on amending the future land use map. Kornman requested that the Veterans Honor Park be added to the goals in the Community Services and Quality of Life category and the 6<sup>th</sup> Street extension project added to the Built, Natural, & Historic Resources category. The Planning Commission members should send any comments to Daniel Zimmerman or Billy Clauser.

**ADJOURNMENT:** With no other business to come before the Commission, the meeting was adjourned at 8:18 p.m.

Respectfully submitted,

Daniel L. Zimmerman  
Township Manager