

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
Warwick Township Municipal Office**

February 28, 2018

Tom Zug, acting Chairman, convened the February 28, 2018 meeting of the Warwick Township Planning Commission at 7:00 p.m. In attendance were Commissioners Tom Zug, Jane Windlebleck, John Gazsi, Craig Kimmel, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Absent was Commissioner Daniel Garrett. Also in attendance were Daniel L. Zimmerman, Township Manager; Billy Clauser, Township Planner; Rick Breneman, 1702 Valette Drive, Lancaster, PA.; RD Buckwalter from Buckhill Farm; Alex Piehl from RGS Associates; Brad Zimmerman; Tom Matteson from Diehm & Sons; Ryan Bollinger, 1331 Stony Lane, Lititz; Bunnie Buckwalter, 101 Lititz Pike, Lititz; Andrew Buckwalter from Buckhill Farm; Daryl & Sandy Bollinger, 120 Briar Hill Road, Lititz; Jeff Bollinger, 14 Owl Hill Road, Lititz; Jeff Risser, 12 Wynfield Drive, Lititz; Nelson Bollinger, 5127 W. Colebrook Road, Manheim; Dwight Yoder, from Gibbel, Kraybill & Hess, 2933 Lititz Pike, Lititz.

REORGANIZATION: On a motion by C. Kimmel, seconded by J. Windlebleck, the Commission unanimously nominated Tom Zug to remain Chairman of the Planning Commission. On a motion by C. Kimmel, seconded by M. Medini, the Commission unanimously nominated Jane Windlebleck to remain Vice-Chair of the Planning Commission. Daniel Zimmerman will remain as secretary.

APPROVAL OF MINUTES: With no additions or corrections the minutes from the November 29, 2017 meeting are approved as submitted.

D. Zimmerman informed the Commission that the sketches that will be shown tonight for both projects are informal. The Applicants are here tonight to get a reaction from the Commission. The plan from Risser's Poultry will go before the Zoning Hearing Board as well. For the second project, the Applicant does not want to go any further if the Commission does not give a favorable review.

CONSIDER SKETCH PLAN FOR RISSE POUULTY: Rick Breneman with Breneman Site Construction Services is representing Jeff Risser of Risser's Poultry and is here to present the sketch plan to the Commission. Risser's Poultry is located at 12 Wynfield Drive. The original Land Development Plan for the property showed an additional building being constructed behind the existing truck garage however it was never constructed. Due to the business expanding, the Applicant has decided to pursue construction of this second building. R. Breneman stated when he met two years ago with Staff, it was recommended to look at the existing floodplain the way FEMA had mapped it to see if some of the improvements from Rock Lititz would allow for a floodplain amendment to the 100 year floodplain line. The Applicant and some neighboring property owners have filed this map amendment with FEMA and the floodplain boundary will move and get smaller as a result of the re-evaluation. FEMA has told LandStudies the calculations are accepted and it will be formally approved in the next few months. While the floodplain did get smaller it did not allow for enough usable space to accommodate the use that was anticipated for the project.

The plan is to construct a 95 x 142 foot building to be utilized for inside storage or garage for various tractor trailers that Risser's utilizes. Currently these trucks are stored outdoors. Some type of retaining wall will need to be constructed in order to utilize the existing storm water management on the site. The Zoning Ordinance states there must be a 75 foot bumper between the residential area and a building for a side yard setback and a 50 foot setback for parking lots and driveways. In order to utilize the property to the fullest potential, a 15 foot variance will be requested instead of 75 feet and the side yard be 60 feet. Along the west side of the property line there are pine trees that were placed for landscaping with the original project. In the spaces between these existing trees additional tree screening would be placed along the access drive to help screen the end of the building.

D. Zimmerman clarified to the Commission and for members of the public who were present that Risser's is a poultry transportation business. No animals are brought to the facility, it is used only for storage of the trucks. Kornman questioned will all the trucks be parked inside with none parked outside if this new building is constructed. R. Breneman stated he would let J. Risser respond to that question. R. Kornman inquired why the Applicant is requesting to move the building to the west 15 feet over the setback line. R. Breneman stated the desire is to get 12 indoor trucking spaces. In addition, there is additional parking for trailers. In order to maneuver and turn the trucks, the building needed to be moved to the west. R. Kornman and C. Kimmel questioned why 140 feet was needed between the existing building and the new building if the trucks were going to pull around the back and drive into the new building instead of backing in. C. Kimmel stated if the distance between the two buildings were decreased to 125 this would bring the new building forward therefore keeping it out of the setback against the residential neighborhood. J. Risser stated maintaining 140 feet between the buildings is critical to access the existing building. With drive around access currently to the existing building the trucks must drive deep into the existing parking area to be able to access the back overhead doors to the existing building. C. Kimmel stated there will not be 140 feet for the new building for the trucks to pull in straight. J. Risser explained pulling through the new building may be difficult however pulling through with the opportunity to bring tractors in and out and not necessarily with the trailers. However, there will be the need to back into the bays therefore the need for the 140 feet to enable a whole rig to be to access the building. R. Breneman stated a number of different layouts have been tried to make this work out.

R. Kornman inquired how storm water was going to be managed with the additional paving that will be added. R. Breneman stated a Land Development Plan has not been started yet. Conceptually the thought is to utilize the existing storm water basin which is located between the floodplain and the existing building.

Windlebleck inquired how many trucks Risser's currently owns. J. Risser replied they have 18 tractors and 35 trailers however not all are parked at the Wynfield address. R. Kornman commented on the additional screening to be done on the west side. He suggested that instead of planting narrow trees beside the driveway to under plant the existing trees with evergreen shrubs. J. Risser explained that due to the swale that runs along the existing pine trees a lot of water runs through here causing soil erosion around the roots of the trees. So at this time it is not feasible to do such a planting. R. Breneman will look into the possibility of doing this type of planting on the opposite side of the trees, the side away from the swale.

The Applicant thanked the Commission for their feedback.

CONSIDER SKETCH PLAN FOR LITITZ CAR & TRUCK WASH, LLC: Dwight Yoder, an attorney at Gibbel, Kraybill & Hess, is representing the Bollinger Brothers, Ryan, Nelson and Jeff, as well as Tom Matteson from Diehm & Sons. D. Yoder presented the plan to the Commission. The property is located at the west southwest corner of Millport Road and 501. It is a triangular shaped parcel that is zoned I-2. D. Yoder stated the Airport Authority is looking to enter into a long term land lease with someone that can come forward with a proposal on how this parcel can be used. The Airport Authority is requesting that interested parties submit a response to the RFP. The Applicant is evaluating this parcel for a potential car wash. The zoning for this parcel of land would require either a variance from the Zoning Hearing Board or a Text Amendment in order for this use to be allowed. The parcel is 2 acres in size. There are three options that can be explored in order to allow a car wash as a permitted use. One option would be to do a variance

due to the slope of the parcel, the municipal boundary, and the setbacks for the I-2 District would make it difficult to develop with the uses that are permitted. The second option would be to re-zone the parcel to Community Commercial as it already adjoins a Community Commercial District. The third option would be to do a Text Amendment in the I-2 District to allow car washes.

D. Zimmerman stated this tract was zoned Campus Industrial in 1993. 1.4 million dollars has been spent to improve the intersection at 501 and Millport Road to get to the level of service it is at today. It has always been a concern rezoning this tract to Community Commercial and so from a Staff's perspective they would strongly oppose this rezoning. It is however, in the Applicant's favor that a car wash is a limited impact use. D. Zimmerman stated a Text Amendment makes the most sense in this situation. This would be a stand-alone commercial operation versus being adjacent to a primary use. C. Kimmel inquired if the Text Amendment would be specific to allowing the car wash in an I-2 Zone. D. Zimmerman stated this would be one potential way. D. Yoder stated another way would be to make a Special Exception Use so there could be conditions applied.

D. Yoder then went over some facts about the car wash. The proposed car wash would use approximately 24 gallons of water per car with a reclaimed system where the water is reused. LED lighting would be utilized. It will be an automated system entering through one side on a conveyor belt and is self-contained.

The Applicant is looking for feedback from the Planning Commission so this can be submitted to the Airport Authority.

B. Kornman inquired how the runoff would be addressed. T. Matteson stated the initial thought is to do a facility at the front of the tract which is the low part of the site. However the Airport has expressed some reservation about this area because there is consideration of doing another commercial use to the south of this tract with the two tracts having a shared access. Another option would be to place something underground within the pad which would discharge on the airport land. The site would be connected to public sewer but not public water; a well would be used instead.

D. Zimmerman inquired about the noise level of the vacuum cleaners. D. Yoder explained the vacuum is a central unit. From 30 feet a sound level reading is 12 decibels which is comparable to breathing at 10 decibels.

Some variances would be required from the Zoning Hearing Board including the front and rear setbacks and parking lot landscaping.

C. Kimmel felt this is a relatively good use for the tract and a Text Amendment as a Special Exception or Conditional Use would allow the most control over the project and the rest of the Commission was in agreement. The project will be brought before the Board on March 7, 2018.

CONSIDER FINAL DRAFT OF FORGE THE FUTURE 2022 UPDATE: D. Zimmerman stated the goal is for adoption to occur in March or April. The County had five comments for the plan update: 1. To remove references to balance and retain a broader reference to the County's Growth Management Plan. 1. There is a map issue in Elizabeth Township. 3. Consideration should be given to include a strategy specifically for the coordination of public water and sewer service areas within existing Growth Areas. 4. To include a strategy to address what future improvements should be completed that would improve the watershed and create a map to show these improvements. 5. To include the location of urban and village growth areas on the future land use map.

The County is still promoting density growth up to 6.5 units per acre. In the current inventory of residential developable areas, R-1, R-2, and R-3, the County projects the Township has sufficient acreage beyond 2040. D. Zimmerman stated there are two areas that are Zoned R-1 that are going to be withdrawn. One is the Gerhart Farm that is 45 acres. The Gerhart's have applied for preservation and if this goes through these 45 acres will need to be rezoned to Ag. The second area is that there is the potential for the Clark Farm on Orchard Road to also apply for preservation. If this goes through this would be another 50 acres that would need to be rezoned back to Agricultural.

Zimmerman stated some priorities for the Township include the storm water banking concept, housing types, and infrastructure analysis. Along with the infrastructure analysis concerning water and sewer, the next concern is a treatment process for pharmaceutical debris.

Also in the report it was mentioned that an analysis has not been done of the Township's current water and sewer capacity in 14 years. It was also recommended the Township update the 537 Plan which is 11 years-old. One of the final improvements the water authority has to do is a stand pipe north of Newport Road. Currently there is a booster station at the intersection of Orchard Road and Newport Road that pumps the water up to the other side of John Beck. This meets minimal flow and is not ideal. Before the Lexington Road Tract could be considered for development, the stand pipe would need to be constructed. The Commission had mixed feelings on this possible development as the tract is currently being farmed.

The Buckwalter Tract was another petition submitted. D. Zimmerman stated within this tract holding there is already an existing Rural Estate area open for development. This RE area is immediately adjacent to the growth boundary. Therefore it would make more sense to look into developing this area that is a natural extension and already zoned for development and consider this for higher classification.


Alex Piehl from RGS Associates along with RD, Bunnie and Andrew Buckwalter were present to again talk about their plan. On the Future Land Use Map (exhibit 1) the northern most property shown in black is owned by Maryann Hartzel and the three properties to the south are owned by the Buckwalters. The two properties to the north are zoned Rural Estate and the southern property, highlighted in purple, the Applicant is requesting be considered be a part of the additional future evaluation area is currently zoned Ag. A. Piehl stated M. Hartzel is not interested in developing her property at this time. The western area of the Buckwalter property along Lititz Pike is in the urban growth boundary and is zoned Community Commercial. One of the benefits of the southern tract is there would be access off of Millport Road and provides more frontage along Lititz Pike.

C. Kimmel inquired if essentially the property was going to be divided vertically along the watershed line which would make the property a split zone. This would entail the west part of the tract be re-zoned from Ag to R-2 and the part of the tract that is Residential be reverted to Ag. A. Piehl stated this is potentially one scenario. C. Kimmel stated he is not sure how the Commission feels about having a property be split zoned. R. Kornman was concerned about the increase in traffic a development would incur. C. Kimmel inquired if consideration could be given to taking the center parcel and rotate it along Lititz Pike as its depth is close to the width of the western parcel so there would be approximately 32 acres of potential development area that would front Lititz Pike if this would be an alternative.

The Commission stated they would be willing to discuss this project further. A. Piehl will create an exhibit that takes what there is now in the future evaluation area and then show the changes that would be made.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 9:07 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D. Zimmerman', followed by a horizontal line.

Daniel L. Zimmerman
Township Manager