

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

March 28, 2018

Tom Zug, Chairman, convened the March 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, Daniel Garrett, and Robert Kornman. Also in attendance were Gwen Newell from the Lancaster County Planning Commission, Carolyn Hoffer from Barley Snyder, Phil Wolgmuth from March Capital, John Schick from Rettew Associates, Alex Piehl from RGS Associates; Chuck Haley from ELA Group; and Laura Knowles from the Lititz Record.

**APPROVAL OF MINUTES:** With no additions or corrections to the minutes, they stand approved as submitted.

**CONSIDER THE MARCH CAPITAL LLC FINAL LAND DEVELOPMENT PLAN, PREPARED BY RGS ASSOCIATES, DATED 2/26/2018:** Alex Piehl with RGS Associates along with Phil Wolgemuth of March Capital, Carolyn Hoffer from Barley Snyder and John Schick from Rettew were present to review the plan for a local commercial bank. The project went through a Conditional Use process last fall concerning the drive thru. In addition, it was before the Zoning Hearing Board for various variance approvals. A preliminary Final Plan was then submitted. There are no issues with any of the comments from the letter dated March 21, 2018 from ELA.

D. Zimmerman wanted clarification that the site distance meets the speed limit criteria for W. Woods Drive. C. Haley stated yes the site distance does meet the criteria. R. Kornman inquired since there are three lots that are going to become one if a subdivision was going to be done to get rid of the lot lines. A. Piehl stated the lots will be consolidated into one. R. Kornman inquired if a guide rail along 501 was required due to the drop close to the road and the retaining wall. C. Haley stated there is a grass strip there currently and A. Piehl stated there will be a curb and sidewalk placed. C. Haley stated a fence will need to be placed between the sidewalk and retaining wall as the sidewalk is above the wall. R. Kornman inquired what the grade was to the entrance drive from W. Woods Drive. A. Piehl stated the grade is 6-7%. R. Kornman inquired how the water that will flow over W. Woods Drive and onto the neighboring properties. A. Piehl stated he will provide calculations for and demonstrate how wide the flow is along the gutter on W. Woods Drive.

On a motion by D. Garrett, seconded by C. Kimmel, the Commission unanimously approved all the waiver requests.

R. Kornman inquired how this project would affect traffic at the intersection. J. Schick responded traffic will be affected minimally and mostly during the pm peak hour of 4:30 to 5:30.

On a motion by C. Kimmel, seconded by Kimmel, the Commission unanimously gave conditional approval of the March Capital LLC Final Land Development Plan contingent upon the conditions outlined in the ELA letter dated March 21, 2018.

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**UPDATE TO ADOPTION OF FORGE THE FUTURE 2022 PLAN:** D. Zimmerman stated the Board heard the same discussion on the Future Land Use Map from the Applicant this morning at their meeting as the Planning Commission did. The comments from the Board were they want confirmation that both parties were in agreement with the change; however they were in agreement with the modifications to the changes. The Map was sent to nine municipalities for review and comments. The adoption process is anticipated to start in Elizabeth Township May 14, 2018 with Warwick Township to follow and Lititz Borough will adopt the plan on April 24, 2018.

**ADJOURNMENT:** With no other business to come before the Commission the meeting was adjourned at 7:35 p.m..

Respectfully submitted,

Daniel L. Zimmerman  
Township Manager