

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

July 25, 2018

Tom Zug, Chairman, convened the July 25, 2018 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Tom Zug, Jane Windlebleck, John Gazsi, Craig Kimmel, Kenneth Kauffman, and Robert Kornman. Absent were Commissioners Daniel Garrett and Marcello Medini. Also present were Marc Tyndale of 7604 Allentown Blvd., Harrisburg, PA; Dave Bitner with RGS Associates; Chuck Haley with ELA Group; Bill Swanick and Mitchell Brady from HRG, Inc.; Reid Spangler of 3399 Jetstar Drive, Lititz; Laura Knowles from the Lititz Record; Gabriel Martin of 355 Creekside Lane, Lititz; David Eberly of 500 Airport Road, Lititz; Jeff Bollinger of Lititz; John Gilliland from Moove In Storage; and Billy Clauser, Warwick Township Planner.

APPROVAL OF MINUTES: R. Kornman requested it be added to the minutes under Consider the 931 Lititz Pike Storage Revised Final Land Development Plan the following: "Some members of the Commission felt the specific purpose of the Zoning District Ordinance was not met with this project." With this addition, the minutes from the June 27, 2018 meeting were then approved as submitted.

CONTINUED CONSIDERATION OF THE 931 LITITZ PIKE STORAGE REVISED LAND DEVELOPMENT PLAN, PREPARED BY RGS ASSOCIATES, DATED 5/29/2018: Dave Bitner with RGS Associates and John Gilliland from Moove In Storage were present to review the revised plan. The following two waivers are being requested: Section 270-32.A.2.c- Loading Ratio: The Applicant is proposing a stormwater facility within the existing stormwater facility. This is not needed for rate control but primarily for water quality and volume control.

Section 270-37.C.1(A)(4)- Minimum pipe diameter: The Applicant is proposing to utilize a 4" diameter pipe from the discharge of a trench drain from the stairwell.

On a motion by C. Kimmel, seconded by K. Kauffman, the Commission unanimously approved the two waiver requests.

J. Gilliland stated after last month's meeting with the Commission and hearing the concerns on the architecture, a new appropriate design was created. This new design was meant to capture the look of downtown Lititz with the color, style, moldings, and trim. These new renderings were explained and shown on the Smartboard. J. Gilliland noted the windows will be real however there will be no inside access. The windows will be painted black from the inside.

R. Kornman and C. Kimmel felt the "barn" portion of the facility did not match the rest of the building. In addition, C. Kimmel noted the façade was not parallel with 501 and felt if the look were to look like a street façade then it should parallel the street.

J. Gilliland noted the mechanical room and sprinkler room are designated on the lower level floor plan and will be a 10' x 15' area.

The landscaping was revised in accordance with the Commission's comments after last month's meeting.

R. Kornman inquired how the trash was to be handled. D. Bitner stated any trash that is brought in to the facility by the renters must be removed by the renters. Any trash from the office will be taken care of by a designated hauler.

J. Windlebleck inquired what type of signage is being proposed. The Applicant stated a pedestal sign is the only signage being proposed and will be slightly set back from the road.

On a motion by C. Kimmel, seconded by J. Windlebleck, the Commission unanimously gave conditional approval of the 931 Lititz Pike Storage Revised Land Development Plan, prepared by RGS Associates, dated 5/29/2018 conditional upon the comments identified at tonight's meeting; R. Kornman opposed.

CONSIDER SKETCH PLAN FOR AQUA PREMIER CAR WASH, PREPARED BY HRG, DATED 7/3/2018: Reid Spangler, owner and operator of the facility, introduced himself along with his team here with him tonight which included Bill Swanick and Mitchel Brady from HRG, Inc., Marc Tyndale from Car Wash System, and Dave Eberly from the Airport Authority.

B. Swanick stated the Applicants are looking at a piece of property that is currently owned by the Airport at the intersection of W. Millport Road and Lititz Pike. Access would be maintained off of W. Millport Road. The car wash would consist of three automatic wash bays and two self-service wash bays. All setback requirements are able to be met.

M. Tyndale gave a description of what the facility would look like. J. Windlebleck inquired how the car wash works. M. Tyndale stated the self-serve have wands and hand blowers to dry the vehicle. The automated bays have robots which take approximately four to five minutes to wash a vehicle. The doors are made of breakaway vinyl. Payment is done through a kiosk. M. Tyndale stated a biological reclaim system is used. There is approximately 15,000 gallons of storage located underneath the car wash. Air circulation, time and gravity are used to clarify the water. Public sewer will be utilized and water will be obtained through a private well.

D. Zimmerman stated that this plan would require a Text Amendment in order to allow a car wash on this particular tract. In addition, approximately 200 feet away from this site is another proposal for a car wash on a site that does allow car washes. With this information, does the Applicant wish to pursue the proposal knowing there is another car wash in close proximity? R. Spangler stated if approval were obtained by the Township, the Applicant would move forward.

There was a discussion on whether the Township should allow car washes in the Campus Industrial Zone. After this discussion, the Commission then took a vote to see if they were in favor of allowing car washes in the Campus Industrial Zone. Out of the six Commissioners present, all but one were in favor.

CONSIDER AMENDING THE ORDINANCE REGULATING COMMUNICATION TOWERS, ANTENNAS WITHIN AND OUTSIDE THE PUBLIC RIGHT OF WAY: D. Zimmerman stated the Township had last amended this Ordinance in 2015. However, technology keeps evolving and it again needs to be amended. The Township has been using the assistance of Cohen Law Services to help keep the Township up-to-date with the Ordinance. Dan Cohen is the leading cellular communications attorney in the state. The next wave of technology is 5G which in order to make it feasible will require an additional 85,000 facilities. The units that would be placed are small pods approximately 14 x 18 in size and can be placed on existing structures such as PP&L poles or streetlights. This Ordinance is designed to regulate the areas where there are no poles and everything is located underground. In addition, it encourages reuse of existing facilities. R. Kornman suggested that #11 regarding camouflaging methods be removed.

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D. Zimmerman stated another Ordinance the Township is currently working on is creating a separate right-of-way Ordinance.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager