

WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
Warwick Township Municipal Office
January 22, 2020

Acting Chairman, Tom Zug, convened the January 22, 2020 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Jane Windlebleck, John Gazsi, Craig Kimmel, Daniel Garrett, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Also in attendance were Daniel Zimmerman, Township Manager; Dana Clark of 660 Brunnerville Road, Lititz; Steve Gergely from Harbor Engineering; Chad Newcomer of 739 Rothsville Road, Lititz; Paul Newcomer of 977 Galfield Road, Mt. Joy; Ted Cromleigh from Diehm & Sons; Luke Weidler of 665 E. Millport Road, Lititz; John King Jr. of 745 E. Millport Road, Lititz; Allen Martin of 937 E. Newport Road, Lititz; Michael Fyock of 1101 Orchard Road, Lititz; Regina & Bill Gillis of 538 Wood View Lane, Lititz; Chris Venarchick from RGS Associates; and Billy Clauser, Warwick Township Planner.

REORGANIZATION OF COMMISSION: On a motion by R. Kornman, seconded by C. Kimmel, the Commission unanimously nominated Tom Zug to remain Chairman of the Planning Commission. On a motion by C. Kimmel, seconded by __, the Commission unanimously nominated Jane Windlebleck to remain Vice-Chairwoman of the Planning Commission. Daniel Zimmerman will remain secretary.

APPROVAL OF MINUTES: With no additions or corrections to the November 26, 2019 minutes, they stand approved as submitted.

CONSIDER CONDITIONAL USE APPLICATION FROM LUKE AND DONNA WEIDLER FOR APPROVAL TO CONSTRUCT A SINGLE FAMILY DETACHED DWELLING IN THE AG ZONE, 665 MILLPORT ROAD: Ted Cromleigh from Diehm & Sons was present to review the plan before the Commission. The Weidler's own a 100.28 acre farm located at 665 E. Millport Road. It is located in the Agricultural Zoning District. A portion of this farm is also located in Manheim Township, however the project portion is all located in Warwick Township. The farm is enrolled in the Lancaster County Ag Preserve perpetual ag easement. Under the terms of this easement agreement as well as under the Township's subdivision terms, one subdivision on the farm is allowed. The lot to be subdivided cannot exceed two acres in size. The proposal is to subdivide a lot from the far southwest corner of the farm that is situated against a residential use property. If the plan is approved, a single family dwelling will be built on the lot. An application was submitted to the Ag Preserve Board and will be considered in February. To ensure the viability of the lot, soil testing was completed. D. Zimmerman questioned about access to the rear area as there is fencing and a riparian buffer nearby. T. Cromleigh stated the lot line will stay 15-20 feet off the fence.

On a motion by D. Garrett, seconded by J. Windlebleck, the Commission unanimously gave conditional approval to the Conditional Use Application from Luke and Donna Weidler for approval to construct a single family detached dwelling in the Ag Zone, 665 Millport Road.

CONSIDER LOT ADD-ON PLAN FOR JOHN KING AT 712 & 743 E. MILLPORT ROAD, PREPARED BY HARBOR ENGINEERING, DATED 12/10/19: Steve Gergely with Harbor Engineering was present to review the plan before the Commission. S. Gergely stated lot 712 contains an existing single family dwelling and has a driveway off of Creek Road. It is 7 acres in size and is contiguous to a farm that Mr. King also owns that contains several agricultural buildings as well as his own residence. It has frontage on several different roads. It is primarily in the Agricultural Zoning District

however the R-1 Zoning District does go through a portion of the farm. The proposal is to transfer approximately 5.5 acres from lot 712 to the larger lot 743.

The following waivers are being requested:
Section 285-11.C- Existing features within 200 feet of the subject tract.
Section 285-27.J.(3)- Improvements to existing streets.
Section 285-28.C.1- Curbs.

A future right-of-way is shown along the frontage.

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

On a motion by C. Kimmel, seconded by K. Kauffman, the Commission unanimously gave conditional approval for the Lot Add-on Plan for John King at 712 & 743 E. Millport Road, prepared by Harbor Engineering, dated 12/10/19.

CONSIDER LAND DEVELOPMENT PLAN FOR GRAUER'S PAINT, 739 ROTHVILLE ROAD, PREPARED BY HARBOR ENGINEERING, DATED 12/10/19: Steve Gergely with Harbor Engineering was present to review the plan before the Commission. S. Gergely stated Chad and Paul Newcomer are the owners of Grauer's Paint. The property is adjacent to the Lititz Car Wash. It is an existing building that has been unoccupied for some time. It has an existing driveway with gravel and paved areas around the site. The proposal is to renovate the building to make it a retail store. They will move from their existing location in the Borough to this site. The building itself will be unaltered. Provisions will be made in the future for an expansion out the rear of the building. The existing building is approximately 2,400 square feet and the expansion will be approximately the same size. The existing driveway will be eliminated and a new driveway will be placed further to the west to align with an existing driveway across the street. A driveway permit, which is required by PennDOT, will be submitted for this. There is a parking lot with 10 parking spaces adjacent to the building along with a loading and dumpster area. Street trees are proposed along the frontage. A flood plain encumbers approximately one half of the property. There will be very little increase in impervious surface, approximately 2,500 square feet, with the project which includes the future building addition. For stormwater, there will be a small fire retention integrating area in the flood plain which will retain approximately six inches of water. It will be completely cut within the flood plain and will be planted with ____ to establish as a BMP.

The following waivers are being requested:
Section 285-7.C- Preliminary Plan Application
Section 285-11.C- Existing Features within 200 feet of the subject tract.
Section 285-27.J.(3)-Improvements to existing streets.
Section 285-28.B.1d- Sidewalk.
Section 285-28.C.1- Curbs.
Section 270-37.A.(1)-Volume Control.

D. Zimmerman stated the property is zoned Community Commercial. Staff did not feel curb and sidewalk made a whole lot of sense in that it is a considerable distance from the proposed roundabout project. This is not to say it may not be warranted in the future. Work is proposed to be done on the Lititz Run from the bridge on Lititz Run Road to the riparian buffer.

On a motion by C. Kimmel, seconded by D. Garrett, the Commission unanimously approved the waivers.

On a motion by K. Kauffman, seconded by J. Gazsi, the Commission gave conditional approval for the Land Development Plan for Grauer's Paint, 739 Rothsville Road, prepared by Harbor Engineering, dated 12/10/19.

CONSIDER PRELIMINARY PLAN MODIFICATION REQUESTS FOR THE ORCHARD ROAD PROJECT, PREPARED BY RGS ASSOCIATES, DATED 10/23/19: D. Zimmerman reminded the Commission that this plan came before them twice before as a Sketch Plan. A formal Preliminary Plan has been filed. Staff will be meeting with the Applicant next week now that there is an actual engineering design. The Applicant is here tonight is to review the waivers and then next month review of the preliminary plan will take place.

Chris Venarchick with RGS Associates was present to review the waivers before the Commission.

Section 285.27.M- Permanent Cul-De-Sac Streets: C. Venarchick stated only one access point into the site is possible due to site distance. In the northwest corner of the site there is an eyebrow type cul-de-sac. Through dialogue with the Commission, Board of Supervisors and Township Staff it was recommended this be set up for potential future extension. T. Zug inquired if a conversation was had with the owner of the property to the north to see if he would be amenable to reserving some land for a connection if warranted in the future? ___ stated he has not but D. Zimmerman has spoken with him regarding this. With regards to the emergency access, he is looking for direction from the Township. The access that is shown on the plan was proposed by Duane Ober. D. Zimmerman stated D. Ober contacts the first due response Fire Company, which in this instance is the Brunnerville Fire Company, and their preference is for direct access off of Orchard Road. D. Zimmerman stated one issue that will be discussed at next week's meeting will be a possible secondary access as this could be warranted after the traffic study is completed. The Commission felt having the connection to the north would be beneficial. C. Kimmel questioned why the lots directly off of the emergency access drive are not connected to the access drive to eliminate the cul-de-sac condition. C. Venarchick stated this was shown on the first plan but the feedback was this did not make sense and the grading is also an issue.

On a motion by M. Medini, seconded by C. Kimmel, Waiver 285.27.M-Permanent Cul-De-Sac Streets was tabled at this time.

Section 285.28.C(3)-Slant Curbs- C. Venarchick stated this is to provide flexibility for ___. On a motion by C. Kimmel, seconded by D. Garrett, the Commission denied Waiver Section 285.28.C(3)- Slant Curbs.

Section 285.29.D(3)-Average Lot Depth- C. Venarchick stated the lots concerned with this waiver are 35,36,37 & 38. The property owner would be responsible for stormwater maintenance instead of the HOA. C. Kimmel questioned why these were the only lots that had stormwater facilities that were not on common ground. C. Venarchick stated this particular basin takes only the drainage from these particular lots. The maintenance would be still controlled by the HOA if that is the preference of the Commission. After discussion, this waiver was pulled for the time being.

Section 285.29.D(7)- Remaining Lands- C. Venarchick stated the lots concerned with this waiver are lots 71 & 73. These lots do not have frontage and they are stormwater management facilities tucked in the back. On a motion by C. Kimmel, seconded by K. Kauffman, the Commission approved Waiver Section 285.29.D(7) with the condition the lots will be able to be accessed if needed.

Section 270.32.A(2)(C)- Loading Ratio- C. Venarchick stated this deals with stormwater management and certain areas draining to a certain facility. Everywhere a facility is proposed on-site testing was completed and the design is based on those results. On a motion by C. Kimmel, seconded by ___, the Commission approved Waiver Section 270.32.A(2)(C) Loading Ratio.

2020 PLANNING/ZONING STRATEGIES: D. Zimmerman reviewed the proposed planning and zoning initiatives.

-Update to the 537 Plan. This is a joint plan with Lititz Borough. The last update was in 2009. This plan would go from 2020-2030. The Sewer Authority has just authorized approximately \$1.4 million in I&I remediation work for 2020. The plan study was approved by DEP this past Friday.

-Conservation/Rural Estate Districts-glamping ordinance. A text amendment will be coming in for glamping.

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- Historic preservation planning- D. Zimmerman stated in the budget a proposal was put together for an historic specialist to help identify key sites and create incentives to property owners to keep them maintained.
- Possible implementation of a stormwater fee.
- The official map update is at 75% completion. This is done every 10 years.
- Updating the Right-of-Way Management Ordinance.
- Timbering/Conservation District preservation. Exploration to see if the Township needs to strengthen the current ordinance.
- Rezoning-agricultural preservation projects. D. Zimmerman stated there are some areas preserved for growth that are being petitioned to come back to agriculture and get preserved.
- Right-of-way management ordinance-This deals with the utilities.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager