

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
Warwick Township Municipal Office
February 26, 2020**

Chairman Tom Zug convened the February 26, 2020 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Kenneth Kauffman, Jane Windlebleck, John Gazsi, Marcello Medini, and Craig Kimmel. Absent was Commission Daniel Garrett. Also in attendance were Patrick Barrett Assistant Township Manager; Billy Clauser, Township Planner; Chuck Haley from the ELA Group; Dana Clark of 660 Brunnerville Road, Lititz; Jeff Mellinger of 539 Wood View Drive, Lititz; Clarence Martin of 846 Orchard Road, Lititz; Kevin Calvert of 536 Wood View Drive, Lititz; Tom Busch of 544 Wood View Drive, Lititz; Bill & Regina Gillis of 538 Wood View Drive, Lititz; Mike Fyock of Orchard Road, Lititz; J. Lefever of Orchard Road, Lititz; Bryan Lefever of 801 Orchard Road, Lititz; Allen Martin of 937 E. Newport Road, Lititz; John and Peter Shenk of 911 Disston View Drive, Lititz; Randy Hess of 24 Windsor Lane, Lititz; Michelle & Bob Kennedy of 720 Orchard Road, Lititz; John Schick from Rettew Associates; Joe DePascale from Summerwood Corporation; and Alex Piehl from RGS Associates.

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

GUEST RECOGNITION: Clarence Martin of 846 Orchard Road spoke about concerns he had regarding the Orchard Road Project. He brought along a petition signed from residents who live along Orchard Road who would like to stop this project. One main concern is a planned access on Orchard Road which would significantly increase traffic along Orchard Road as well as the speed of cars using Orchard Road.

Michelle Kennedy of 720 Orchard Road spoke about concerns regarding residents who walk along Orchard Road and their safety.

Alan Martin of 937 E. Newport Road inquired if any sidewalk was being proposed along Orchard Road. T. Zug stated this has not been discussed yet.

Dana Clark of 660 Brunnerville Road stated the Planning Commission needs to consider if this is the best use of this property.

Mike Fyock of Orchard Road felt this property should be Ag not R-1. He was also concerned about pedestrian traffic along Orchard Road.

CONTINUED DISCUSSION ON THE ORCHARD ROAD PROJECT, PREPARED BY RGS ASSOCIATES, DATED 10/23/2019: Randy Hess was present to review the project before the Commission. R. Hess spoke about the issue of the emergency access first. The last proposal put before the Commission showed the emergency access from Orchard Road to up to Street B. There was a discussion regarding accessing Wood View Drive through the Gerhart Property. R. Hess stated the Township Staff had asked for more information on traffic before making a recommendation on which access point they would prefer. Rettew Associates was asked to revise the traffic study to show what would happen if Street B were connected to Wood View Drive. The concern was primarily centered around the Newport Road/Orchard Road intersection. This study determined if a street connection were made from Street B

to Wood View Drive there would be an increase in traffic on Orchard Road. The study indicated that more people would come from the Wood View Drive Development as a short cut to Orchard Road as opposed to the new development using Wood View Drive to access Brunnerville Road. The recommendation from the study was to attempt to obtain the right-of-way from Mr. Gerhart to do a right-of-way from Wood View Drive and install a 12 foot emergency access.

P. Barrett reminded the Commission this is the same concept that was done at Lititz Reserve with two emergency access points.

C. Kimmel felt a road was not necessarily needed as the Commission's main concern was for emergency access. However he did feel it would be beneficial for the future to obtain the full road width easement.

Brian Ziegler from Orchard Road inquired if any improvements were going to be done along Orchard Road for safety. This has not been discussed yet as again the plan is in the early stages.

R. Hess stated for the buffer areas bordering the Fyock property, the proposal is for a 150 foot conservation easement from the property line in. The section west of the Martin Property does not have a formal easement proposed at this time, however the intent is to prepare a similar easement as the one bordering the Fyock Property. It is referenced by RGS as a woodland protection area. It would also be 150 feet from the Martin Property.

R. Hess wanted to review Section 285.27.M- regarding cul-de-sacs. R. Hess feels this will be resolved with the emergency access.

Section 285.29.D- Lot Depth- The Commission had an issue with the modification for the lots that contained the stormwater basin that will be owned by the HOA. Regarding lots 35-38, the Commission recommended the lots end before the stormwater facilities, however R. Hess does not want to change these lot depths. C. Kimmel inquired why he was not willing to consider this as it is inconsistent with other lots on the plan with the same situation. R. Hess stated the stormwater facilities will still be maintained by the HOA the same as with the other lots.

On a motion by M. Medini, seconded by J. Windlebleck, the Commission unanimously voted to table the Orchard Road Project, prepared by RGS Associates, dated 10/23/2019 until next month's meeting.

CONSIDER THE TACO BELL LAND DEVELOPMENT PLAN, PREPARED BY RGS ASSOCIATES, DATED 12/4/2019: Alex Piehl with RGS Associates along with Joe DePascale with Oak Restaurant LLC and John Schick with Rettew Associates were present to review the plan before the Commission. A. Piehl gave a brief background of the project. The Taco Bell is proposed on the existing Pizza Hut site at the corner of Lititz Pike and Crosswinds Drive. The project was before the Commission in 2019 with an initial sketch layout. With feedback from the Commission at that time the sketch was reworked and resubmitted and brought before the Commission again and received a favorable review. The plan before the Commission tonight has changes that are the result of feedback received from the County and the Township. The access point that currently serves Isacc's and the existing Pizza Hut will be kept. The southern entrance into the parking lot for the Taco Bell will be the same location as the existing Pizza Hut. Traffic will circulate back onto Trolley Run Drive. To the east there will be a two lane drive-thru that will circulate around to the north side of the building and exit onto Trolley Run Drive. The dumpster will be located to the rear of the proposed restaurant and will be serviced off of Trolley Run Drive. Water and sewer service will be utilized from existing connection points to the site. Stormwater management will include a subsurface infiltration facility that will tie into the existing stormwater system on Crosswinds Drive. Regarding sidewalks, there is an existing stub walk at the south side of the Auto Zone site. A connection will be made at this point and go around Crosswinds Drive and connect to the sidewalk system at Isacc's.

C. Kimmel inquired about the seating capacity as he felt there were a lot of parking spaces for the size of the building. A. Piehl stated there are 66 seats and the Township's Ordinance requires 37 spaces and the plan proposes 43. J.

Windlebleck inquired how many employees would be using the parking lot. J. DePascale stated typically there are six employees on a shift.

A. Piehl stated a right turn lane is proposed on Crosswinds Drive along the frontage of PNC Bank to turn southbound onto Lititz Pike. This will reduce the que so there is no blocking of the entrance to both the bank and Taco Bell. The turning radius will also be improved to 40 feet which will involve the relocation of a PP&L pole.

Regarding the architecture of the restaurant, A. Piehl stated it is consistent with the architecture that was reviewed as part of the sketch plan as well as the variance request.

There was a question about the length of the stacking area for the drive through. J. DePascale stated there are two order lanes which then combine into one lane. It was determined that the lanes can be looked at to see if they can be shortened at the beginning to allow for more green space.

The following waivers are being requested:
Section 285-7.C-Preliminary Plan Application
Section 285-27.K(6)-Minimum Radius at Street Intersections
Section 285-27.P(3)-Minimum Distance of a Structure from an Access Drive
Section 285-28.B(2)(b)-Public Sidewalks within Street ROW
Section 270-34(A)-Runoff Draining to Pervious Areas

On a motion by C. Kimmel, seconded by J. Windlebleck, the Commission unanimously approved the requested waivers.

The Commission had questions about signage. A. Piehl stated the monument sign would be done as a separate permit. J. DePascale stated there is typically signage on the side of the building facing Lititz Pike as well as the front of the building facing Crosswinds Drive.

On a motion by C. Kimmel, seconded by K. Kauffman, the Commission unanimously gave conditional approval of the Taco Bell Land Development Plan, prepared by RGS Associates, dated 12/4/2019.

CONSIDER THE CONDITIONAL USE APPLICATION FOR JOHN SHENK FOR AN AG SUPPORT BUSINESS AT 911 DISSTON VIEW DRIVE, DATED 2/12/2020: John Shenk was present to review the plan before the Commission. J. Shenk stated the business has been building cultivating machines since 2003. The business involves putting the machine parts together and either people come to pick them up or they are shipped out. The average shipping of products was once a week in 2019. J. Windlebleck inquired how large the machines are. J. Shenk stated they are four feet by six feet and weigh approximately 900 lbs. The assembly work is currently being done upstairs in the barn located on the property. The bottom of the shed which is also located on the property is being used for storage. J. Shenk stated they are working on the preservation process so the area that is going to be used for commercial purposes needs to be identified which is what precipitated this application. There are just two employees, himself and his son Peter. There are no specific business hours although the majority of the work is done during the day. An occasional customer will come in on a Saturday.

On a motion by M. Medini, seconded by J. Windlebleck, the Commission unanimously gave conditional approval of the Conditional Use Application for John Shenk for an Ag Support Business at 911 Disston View Drive, dated 2/1/2020.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 9:00 p.m..

Planning Commission
February 26, 2020

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patrick Barrett", written in a cursive style.

Patrick Barrett
Assistant Township Manager