

WARWICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Warwick Township Municipal Building

August 26, 2020

Chairman Tom Zug convened the August 26, 2020 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, John Gazsi, Daniel Garrett, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Absent were Commissioners Jane Windlebleck and Craig Kimmel. Also present were Daniel L. Zimmerman, Township Manager; Ted Cromleigh from Diehm & Sons; John Williamson from Team Ag; Amos Smucker; David Fisher; Anthony Petersheim from Lancaster Design; David Lapp and Jake Lapp from Blessings of Hope; and Matthew Mack from Mack Engineering.

APPROVAL OF MINUTES: With no corrections or additions, the minutes from the May 27, 2020 meeting were approved as submitted.

CONSIDER THE VEGA FINAL SUBDIVISION PLAN, PREPARED BY DIEHM & SONS, DATED 7/24/20: Ted Cromleigh from Diehm & Sons was present to review the plan before the Commission. The subdivision is located on the Luke Weidler Farm located at 655 E. Millport Road. The farm is located in both Warwick and Manheim Township however all the proposed improvements are located in Warwick Township. The farm is 100.28 acres in size and is in a conservation easement with the Lancaster County Agricultural Preserve. The subdivision that is being proposed is for one residential lot for a family member and is the only lot that can be subdivided within the terms of the easement. The lot to be subdivided is located in the northwestern corner of the farm and this location has been approved by the Lancaster County Ag Preserve Board. Proposed on the lot is a single family dwelling and a small shed. A preliminary hydro study has been completed. A riparian buffer will be established on the parent farm that will suffice for the storm water management for the new house. T. Cromleigh stated he is in receipt of the sediment and erosion control plan as well as the deferment planning letter from Manheim Township.

The following waiver is being requested:
Section 285-27.J(3)-Improvement to Existing Streets

On a motion by D. Garrett, seconded by M. Medini, the Commission unanimously approved the waiver request.

On a motion by K. Kauffman, seconded by R. Kornman, the Commission unanimously gave conditional approval of the Vega Final Subdivision Plan, prepared by Diehm & Sons, dated 7/24/20.

CONSIDER THE CONDITIONAL USE APPLICATION FOR AMOS & MARIAN SMUCKER, FARM RELATED BUSINESS: John Williamson with Team Ag along with Amos Smucker and David Fisher were present to review the plan before the Commission. Mr. & Mrs. Smucker own the property located at 48 W. Newport Road. The proposal is to build two 30' x 150' greenhouses. These greenhouses would be built in phases over a period of approximately four to five years. The greenhouses would be used to sell seedlings, flowers for both retail and wholesale, and pumpkins. They may also be used for storing tobacco. In addition, the Applicant would like to demolish an existing dwelling and construct a new dwelling close to the proposed greenhouses. J. Williamson stated the process has begun for acquiring the HOP from PennDOT.

D. Zimmerman reviewed the comments on the Memo from Staff dated August 21, 2020 with the Commission.

T. Zug inquired if the house has any historic significance. D. Zimmerman stated he is unsure and will look into this. D. Garrett inquired how many anticipated parking spaces there would be for the greenhouse business. J. Williamson stated there would be approximately 10 spaces. D. Garrett inquired whether the parking area would be paved or stone. J. Williamson stated it would be stone.

On a motion by D. Garrett, seconded by M. Medini, the Commission gave a favorable review of the Conditional Use Application for Amos & Marian Smucker, Farm Related Business, subject to the conditions on the Staff Memo dated August 21, 2020.

CONSIDER SKETCH PLAN FOR BLESSINGS OF HOPE, PREPARED BY MACK ENGINEERING, DATED 7/23/20:

Matthew Mack from Mack Engineering was present to review the plan before the Commission. D. Zimmerman gave a brief history of the building. Blessings of Hope is located in what was the former Hess Apple Processing Plant on Becker Road. The property lies within both Warwick Township and Manheim Township. The Plant was nonconforming as it pre-existed prior to passage of the Township's zoning ordinance. Blessings of Hope is a major food bank supplier and there were attracted to this site because of the existing refrigeration units. The Township grant two waivers of Land Development in the spring in an effort to help Blessings of Hope so they continue operations through the pandemic with the understanding that eventually a full Land Development Plan would need to be submitted.

M. Mack stated all the buildings on the property are located in Warwick Township and the majority of the parking is located in Manheim Township. A backup area for the septic system needs to be found. The Applicant is currently working with some neighbors to see if an easement can be obtained to do some offsite testing for this backup system. A Scoping Application has been submitted to PennDOT and they have responded back with what they would like to see. The driveway to the north will be used for large trucks and the driveway to the south will be for box trucks. A buffer will be planted along the southern and western boundary lines. During Phase III a cooler was built over existing concrete so no storm water requirements were necessary. There is some proposed parking on the north side. When the Final Land Development Plan is submitted, it will define which spaces are allotted for employees and which spaces are allotted for the volunteers. Blessings of Hope would also like to add a truck wash for the rigs. This water will go to a holding tank and will not be associated with their septic system.

D. Zimmerman stated the Applicant will need to apply for a Special Exception to the Zoning Hearing Board due to the request for expansion of a nonconforming use.

B. Kornman inquired what the proposed chain-link fences on the north and south ends were for. M. Mack stated the fence would separate the car traffic from the delivery vehicles. B. Kornman inquired about lighting for the site. M. Mack stated it will be minimal at the entrance and minimal lighting around the property for security purposes. B. Kornman inquired when the peak flow of traffic occurs. D. Lapp stated it is in the morning from 7:00 a.m. to 9:00 a.m. and in the afternoon from 3:00 p.m. to 5:00 p.m. D. Garrett inquired how the company is financed. D. Lapp stated by donations and through a handling fee. They cover a 200 square mile radius traveling to New York, Philadelphia, Baltimore and Pittsburgh.

M. Mack inquired if the Commission could write a letter to the Zoning Hearing Board stating their support of the application it would be appreciated as well as to the Manheim Township Zoning Hearing Board.

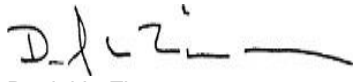
D. Zimmerman stated he would like to present this Sketch Plan before the Board of Supervisors at their next meeting on Wednesday, September 2, 2020 at 7:00 a.m.

On a motion by D. Garrett, seconded by K. Kauffman, the Commission unanimously gave conditional approval for the Sketch Plan for Blessings of Hope, prepared by Mack Engineering, dated 7/23/20.

Planning Commission
August 26, 2020

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:14 p.m.

Respectfully submitted,

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

Daniel L. Zimmerman
Township Manager