

WARWICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes

January 25, 2023

Acting Chairman Tom Zug convened the January 25, 2023 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 and Dale Keeney. Absent were Commissioners Daniel Garrett, Marcello Medini, and Robert Kornman. Also present were Brian Harris, Township Manager; Chuck Haley, Township Engineer; Billy Clauser, Township Planner; Sue Verdegem, United Zion Retirement Community, Chris Venarchick, RGS Associates, Mark Hackenburg, RGS Associates, and Rick Rhinier.

REORGANIZATION OF COMMISSION: Tom Zug opened the nominations for Chairman of the Planning Commission. On a motion by Windlebleck, seconded by Kimmel, the Commission voted unanimously for Zug to remain Chairman of the Planning Commission. Zug opened the nominations for Vice-Chairman of the Planning Commission. On a motion by Kimmel, seconded by Keeney, the Commission voted unanimously for Windlebleck to remain Vice-Chairwoman of the Planning Commission. T. Zug opened the nominations for Secretary of the Planning Commission. On a motion by Zug, seconded by Kimmel, the Commission voted unanimously for Brian Harris to remain Secretary of the Planning Commission.

APPROVAL OF MINUTES: The October 26, and November 22, 2022 minutes were approved as submitted.

CONSIDER THE 619 WEST LINCOLN AVENUE FINAL SUBDIVISION & LAND DEVELOPMENT PLAN, PREPARED BY LANCASTER CIVIL ENGINEERING CO., DATED DECEMBER 15, 2022: The Township Manager explained that the property was the subject of a Conditional Use hearing to construct a single-family dwelling on an approximate 2 acre lot to be subdivided from the 69 acre parent tract in the Agricultural zone. He added that most of the comments from the Township Engineer's comment letter dated 1/5/2023 have been satisfactorily addressed with the exception of a hydrogeological report which would be a condition of approval, and an Access Agreement since the lot will share an access that is located on the parent tract due to proposed location of a farm stand. He noted that a draft Access Agreement has been provided for review by the Township. The Township Manager explained that a modification of plan scale has been requested by the Applicant, and this item should be a separate motion from the Commission's plan recommendation. On a motion by Kimmel, seconded by Keeney, the Commission voted unanimously to approve the plan scale of 1" = 150'. On a motion by Kimmel, seconded by Gazsi, the Commission voted unanimously to recommend approval of the plan contingent upon the Township Engineer's comment letter dated 1/5/2023 being addressed.

CONSIDER THE UNITED ZION RETIREMENT COMMUNITY CONDITIONAL USE PLAN, PREPARED BY RGS ASSOCIATES, DATED DECEMBER 21, 2022: Chris Venarchick representing RGS Associates, and Sue Verdegem representing United Zion Retirement Community are present to represent the plan. The Township Manager explained that the plan is submitted for Conditional Use consideration since it's a medical residential campus in the R-2 zone. He noted that the facility currently contains 112 units and this proposal would add 47 independent living apartments attached to the existing facility, creating a total of 159 apartments. He added that the Township Engineer's comment letter dated 1/17/2023 includes a requirement for a traffic study. Also, the letter notes the low water pressure serving

the property. The Township Manager explained that a new water storage tank is proposed on the adjacent High property; and United Zion Retirement Community will contribute toward the tank project costs. The Township Engineer also recommends that a Master Plan be submitted that addresses the future use of all of the properties owned by United Zion in this area. The Commission members discussed whether or not a Master Plan would need to be submitted as part of this proposal. The members agreed that the issue will be further discussed as part of a future land development plan rather than this Conditional Use discussion.

Venarchick outlined the proposal and explained that the site contains approximately 12.5 acres within the R-2 zone. He explained that the property is a Medical Residential Campus which is a Conditional Use in the R-2 zone. The Conditional Use is required to expand the existing Medical Residential Campus. He explained that the facility contains 112 units which are comprised of skilled nursing, personal care, independent living apartments, and independent living cottages. The application this evening is for a 4-story wing containing approximately 70,000sf connected to the main building (approximately 17,000sf per floor). This wing would contain 47 independent living units that are similar to the units currently on the property. Venarchick stated that an updated traffic study was submitted for the proposal. He added that the proposed traffic from this project, and the entire campus as a whole, does not necessitate the need for a formal Traffic Impact Study. The proposal is not anticipated to have an adverse impact on traffic in this area. Venarchick discussed the recommendations from the WESC Fire Commissioner and added that turning radii will be increased to accommodate emergency services vehicles.

Venarchick stated that stormwater management is not a requirement for a Conditional Use plan; however, they performed a pre-engineering review to ensure that stormwater can be adequately addressed on the site. He noted the proposed location of underground stormwater facilities for the benefit of the Commission members.

Venarchick stated that United Zion currently owns the Plateau Village MHP adjoining the property; however there are no current plans to change the use of the property. He noted that Verdegem approached the owner of the property to the north (owned by Keller) for a future northern expansion of the property; however, Keller does not intend to sell or lease their property at this time.

The proposal for the 47 independent living units would result in a total number of 159 units on the site. Venarchick explained that the number of parking spaces proposed on the site is above the Ordinance requirements; however, the additional parking spaces are needed for operational purposes according to United Zion representatives. The required on-site parking based on the Ordinance is 132 spaces; the proposal would provide for 226 parking spaces in total.

Venarchick stated that the existing access along SR501 would not change as a result of the additional units. The required landscape buffer would be provided in accordance with the Ordinance. He noted that the building height would also be within the guidelines of the Ordinance. Kimmel suggested that the applicant review the building to ensure it meets the Ordinance requirements due to the roof design and since it is 4 stories high.

The Township Engineer recommends that the applicant review the PennDOT permit to ensure that the driveway still meets the requirements of the permit.

Venarchick stated that the applicant reviewed the water pressure to ensure that adequate domestic and fire suppression can be provided. He added that the facility will have a sprinkler system.

The proposal would require the demolition of 3 homes on the site, and preliminary review indicates that they are not historically significant. Mark Hackenburg, representing RGS Associates stated that these homes were reviewed previously. The homes would be further evaluated as part of any future land development plan submittal.

The Commission briefly discussed curb and sidewalk in the area. Currently no sidewalk exists along this area of SR501; however, the Commission members recommended that curbing be extended to the northern property line.

On a motion by Kimmel, seconded by Windlebleck, the Commission voted unanimously to recommend approval of the Conditional Use application, based on the discussions this evening, and contingent upon the Township Engineer's comment letter dated 1/17/2023 being addressed.

CONSIDER THE RICHARD RHINIER REVISED FINAL SUBDIVISION PLAN, PREPARED BY DIEHM & SONS, DATED NOVEMBER 5, 2022: The Township Manager explained that the Commission reviewed the plan at their November 22, 2022 meeting; however, there was not a quorum of members present to vote on the plan. He explained that the property was the subject of a Variance request on 10/28/2021 to create a lot smaller than the minimum lot area required by the Zoning Ordinance. The plan reverses a lot add-on that was approved in 2014; however, the applicant simply wishes to return it to the status quo that existed before the lot add-on. The Zoning Hearing Board approved the Variance request. The resultant lot along New Haven Drive would be 0.286 acres, and the lot along Landis Valley Road would be 1.352 acres.

Rick Rhinier stated that he intends to convey the property along New Haven Drive to one of his sons.

The Commission reviewed the Township Engineer's comment letter dated 11/16/2022. Windlebleck stated that she is not in favor of flag lots in general, and this plan appears to propose a flag lot. The Commission members discussed whether or not it is feasible for 2 homes to be constructed on the larger lot. Currently the lot contains 2 garages only, and no home exists on the lot.

On a motion by Kimmel, seconded by Gazsi, the Commission voted 4-1 to recommend approval of the plan contingent upon the Township Engineer's comment letter dated 11/16/2022 being addressed. Windlebleck voted against the motion.

NEXT MEETING: Wednesday, February 22, 2023 at 7:00 p.m.

ADJOURNMENT: On a motion by Keeney, seconded by Kimmel, the Commission voted unanimously to adjourn the meeting.

Respectfully submitted,

Brian Harris
Township Manager