

WARWICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes

May 24, 2023

Chairman Tom Zug convened the May 24, 2023 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Dale Keeney, Jane Windlebleck, John Gazsi, Craig Kimmel, and Bob Kornman. Commissioner Dan Garrett was absent. Also in attendance were Brian Harris, Township Manager; Billy Clauser, Township Planner; Chuck Haley, Township Engineer; Mike Wetherhold; Danielle Keperling, Historic Preservation Trust; Dwight Yoder, GKH; Devin Donmoyer, 135 Northview Drive, Lancaster; Alex Piehl, RGS Associates; Steve Riley, Entech Engineering – WTMA Engineer; Tim Roher, Rohrer's Quarry; Travis Rohrer, Rohrer's Quarry; and Tom Kifolo, Rohrer's Quarry.

APPROVAL OF MINUTES: Minutes of the April 26, 2023 meeting were approved as submitted.

CONSIDER THE 820 WOODCREST AVENUE CONDITIONAL USE APPLICATION FOR THE DEMOLITION OF A HISTORIC STRUCTURE, RECEIVED FROM ROHRER'S QUARRY, DATED MARCH 23, 2023:

B. Harris stated that Dwight Yoder is present representing Rohrer's Quarry who is the applicant. Dwight is also joined by Diane Keperling, Travis Rohrer, and Tom Kifolo. Yoder noted that they did submit an additional letter written by Danielle Keperling, Executive Director for Historic Preservation Trust that included the analysis of the barn. Danielle is the expert that the applicant retained to look at the historical significance of the property and whether it made sense to try and rehab the property and she provided an opinion as part of her review of that. Yoder oriented everyone to the property which is 66½ acres. Rohrer's Quarry acquired the property in 2020 which has been vacant since 2018. The house was in very poor condition when they acquired it. At that time the applicant came in to pull a demolition permit prior to the current ordinance that is in place. D. Zimmerman and T. Zorbaugh asked the applicant to wait and allow the township to adopt the current ordinance so that they could work through the process so the property could be documented architecturally and that it was photo documented. The applicant did agree to wait to go through the process. The house itself is not on the national registry of historic places, it is not designated as historic by the Pennsylvania Historical and Museum Commission and there were no historical events or people that lived there. The reason that the house is on the registry is because of its age, being built in 1795, and because of its architectural Georgian style. One of the items noted in the application was that architectural style was very popular in Lancaster and there are many examples of it. There are two items that are key as the Planning Commission reviews the application. The first is over the years there has been significant changes to the house that include large additions, painting, structural changes and things that have completely transformed it from what it used to be to something very different. Those changes have been so significant over the years that at this point to try to take it back to what it was in terms of its historic significance would be cost prohibited. The second item to consider is the condition of the house. The house has been in poor condition for a long time, the quality and condition of the house itself is in really bad shape. When Rohrer's purchased the property their intent was to demolish the structures, turn it

back to productive farm land, and they have no plans specifically for this property other than to maintain a buffer to their quarry. The barn is similar in terms of historic qualities. It was built in 1859. It is a bank barn that you would see throughout Lancaster County and they did not identify any particular features. Similar to the house, it is in really poor condition. The applicant has agreed to retain an architect that is going to provide architectural plans of the buildings. They are going to retain a contractor that is versed in removing reusable materials that can then be put into other properties and salvaged in a way that takes some of the historic significance and preserves it. Yoder stated they have engaged the Historic Preservation Trust to be their historic preservation professional which is one of the items the ordinance requests to be done. The ordinance does talk about a structural engineer and in this case the township encouraged the applicant to get a historic preservation professional involved to see if there was an ability to bring the house back to the historic features that were identified when it was identified as a historic property. Based on that analysis, the cost to bring the structure back to some semblance of a historic house was approximately \$2,000,000.00 dollars. It did not seem necessary to have the expense of a structural engineer go through the process when it was virtually cost prohibited to try and bring it back to any type of historic features.

Danielle Keperling from Historic Preservation Trust did an evaluation of the property. The inside of the home had been turned into apartments approximately 50 years prior. She stated that it will be very cost prohibitive to restore it back to its original condition. They looked at the property based on what the national register would evaluate a building as, the historical significance and the integrity are questionable. They did encourage the salvaging of as much of the building materials as possible and also documenting everything and then putting that in the Historic Preservation Trust archives along with the township archives so that there is documentation of what was there.

Yoder mentioned that part of the ordinance looks at whether there is a historic district or other properties that fit in but this property is fairly isolated. They are asking the Planning Commission to consider recommending approval of the conditional use conditioned on an architect documenting the layout of the house and the barn and the materials being salvaged as much as practical to use somewhere else that this is one that meets the criteria for demolition.

C. Kimmel asked how the township really knows what is getting salvaged. Is there a process that the township can go through to verify that some of the things that have intrinsic value that are in the building are salvaged. A list of contractors who are versed in how to identify both from a historic standpoint and the integrity of the materials has been compiled. Kimmel wants to be sure that there is a process that the things that have value (spindles on the stairs, flooring, etc.) are going somewhere where they are valued and have significance. Keperling stated that there are architectural salvage companies that would want the items. B. Harris asked if a comprehensive list of what they deem to be historical can be incorporated into Tippetts/Weaver Architects proposal. Yoder stated that if there are reasonable suggestions, Rohrer's Quarry is open to it. C. Kimmel shared his approval of the conditional use application. B. Kornman complimented the applicant on compiling the documentation for the township. He feels they did an excellent job of documenting everything and showing the Planning Commission the process and also having the Preservation Trust do the study. Kornman stated he is in favor of approval. J. Windlebleck thanked the applicant for their efforts to save the building and she shared her approval of the project. J. Gazsi asked if there are other examples of this house that have been preserved in the county. Keperling stated that it is a fairly common style and that it was very common for the Victorians to put an addition on. Keperling stated there were examples in the county especially farm houses that have been restored. B. Kornman also complimented the Rohrer's for trying

to preserve the buffer around the quarry. On a motion by C. Kimmel and seconded by J. Gazsi, the Board unanimously recommended approval of the conditional use application contingent upon the architectural documentation and salvage. B. Harris stated that the hearing will not be held in front of the Board of Supervisors until July.

DISCUSS THE LC STORAGE CONDO UNIT 2 SKETCH PLAN, PREPARED BY RGS ASSOCIATES, DATED MAY 3, 2023: Alex Piehl from RGS Associates and Devin Donmoyer are present to talk about the LC Storage project. The property is the undeveloped property to the west of the Orrstown Bank. This property was done as a two condo unit association so the access drive is a common element and could be shared with Orrstown Bank and the future development of the western portion of the property. The overall property is 1.5 acres. Condo unit 2 is under 1 acre and that is the entire western property. The property is in the limited commercial district and with that a storage facility of mini warehouse is permitted by special exception. This plan was submitted to the Zoning Hearing Board for consideration. They did have a hearing for the special exception use. The use was approved as well as a variance to not have an on-site manager as well as the request for a time extension to get through the review approval and permitting process. What is proposed is a new drive to the west of the existing access drive off West Woods Drive that would come up into the property. There would be a gate that would secure the interior drive that serves the storage buildings. There is a 30 foot minimum between the storage buildings so they have provided that throughout. There are currently 62 storage units being proposed, three parking spaces to serve guests but in reality what they find that people just park at the storage facilities themselves. C. Kimmel clarified that the 30 feet is building to building. They are also providing a turnaround at the end. This property does dead end and does not have a second means of ingress or egress to it. These would be all one story buildings with the three buildings to the east, north, and south and would all have entrances off of the drive directly. The building in the southwest corner would have 4 units that come in directly off of the drive and it would have some smaller interior units. There would be a corridor to the outside and access to 5'x10' or 10'x10' units on the inside. C. Kimmel asked about putting the isle down the center and reducing the size of the building. They have been working with Scenic Ridge on the design of the actual buildings. The intent would be to do a subsurface facility for stormwater management. C. Haley mentioned that they should not increase the discharge rate over what it is presently. Piehl stated that there are stormwater conveyance systems downstream of this property. B. Kornman stated that with building 1 there is a 6 foot walkway around the building. He questioned if that is big enough. There was a discussion about the landscape screening around the property and the grading between the bank and the storage units. There was some concern about the tight movement on the property in regards to fire engine access. There was a suggestion to pay attention to the architecture of the rear of the units so it doesn't look like a blank wall.

CONSIDER THE NEWPORT ROAD WATER STORAGE TANK PROJECT PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN, PREPARED BY ENTECH ENGINEERING, DATED MAY 10, 2023: B. Harris is representing the Warwick Township Municipal Authority along with Steve Riley from Entech Engineering. Harris stated that the township received funding from the Marketing to Attract Tourism Program to do three infrastructure improvement projects. One of those is Pump Station #13, the second being construction of a water tank to be used for fire flow as well as redundancy to the Lititz system. When they were looking at possible locations they had to take into account the existing Kissel Hill tank location. There were only a couple different locations in the northern part of the township that a water tank meet the overflow elevation of Kissel Hills. One of them was Sam High's property which is on Route 501. Once it was determined that the location had the appropriate elevation the township met with Mr. High and shared the intent to construct a tank. Mr. High was agreeable to the project with

a couple of conditions and he has been very cooperative to date. The tank location lot is going to be a 160'x160' lot which does not meet our minimum lot size in the industrial zoning district. The plan went before the Zoning Hearing Board for relief for the minimum lot size which was granted as well as setback relief on the southern lot line and the western lot line. The max height in the industrial zoning district is 35 feet however water towers and flag poles can go up to 75 feet as long as they have the appropriate fall zone. The tank height is going to be 49 feet. Harris also mentioned that all the adjacent residents on Douglas, Cindy, and Scott were sent letters to make them aware of the project. Harris stated that the 160'x160' lot will be off of Cindy and will have a temporary construction easement as well as a permanent water line easement that would connect to the existing main on Route 501. The proposed tank is a 1 million gallon tank and will be roughly 49 feet high. Once the tank is constructed it will be accessed off of Cindy Lane. The Zoning Hearing Board asked that the appropriate landscape be there and the plan is to minimize the amount of clearing. The grade slopes down to the proposed site. As part of the land development review, the application indicated a preliminary final plan. Entech's plan just indicates that it is a preliminary plan. As part of ELA's review the indicated that the plan should be labeled preliminary/final conditioned on the necessary subdivision plan sheets being incorporated into the plan set once the deeds are prepared from Trimble. As part of the subdivision and land development plan Mr. High wants to extinguish the eastern most lot line on the Feed Mobile site and basically extend it to encompass the entire industrial zoning minus the 160'x160' lot that will be there. The Feed Mobile lot will increase in size and the residual parent tract will then get slightly smaller.

Steve Riley stated that the tank would be a concrete tank with a 49 foot top height at the center of the tank and sidewalls closer to 41 feet. It will be approximately 65 feet in diameter. The benefit to a concrete tank is that it needs little to no maintenance. The concrete can be tinted to blend in better. Access off of Cindy Lane would not occur until construction is completed then access would be by Authority pick-up truck vehicles only. The tank may need pressure washed every few years. Every 25-30 years it is wise to take tank off line and do a visual inspection inside the tank which would be done by an outside firm. There is a hatch at the bottom of ladder on the exterior of the tank which prevents people going up on the tank. A limit switch on the hatch trips an alarm if it is tampered with. There is also a limit switch on the top of the tank that would trip an alarm if tampered with. C. Kimmel agreed with the Zoning Hearing Board regarding trying to landscape to create some buffer from the tank and the residential lots. There was some discussion in regards to tinting the tank. There was a discussion regarding possible options for access to the tank, location of the tank, and the importance of buffers. B. Harris mentioned that the grant funding is for the construction of the tank only and does not cover the soft costs. When United Zion approached the township about expanding their facility, they were agreeable to participating in sharing the engineering expenses, same with Lititz. Part of the agreement with Lititz includes putting bi-directional meters in the grant and the Brookfield meter pit.

On a motion by C. Kimmel and seconded by B. Kornman, the Board unanimously recommended the approval of the final land development plan conditioned on the following:

- The ELA letter dated May 18, 2023 as well as the subdivision sheets being incorporated into the plan set prior to it going in front of the Board of Supervisors
- Adequate landscaping be used
- Removal of the fence from the plan based on DEP approval.

CONSIDER THE APPOINTMENT OF MIKE WETHERHOLD AS AN ALTERNATE MEMBER OF THE PLANNING COMMISSION: B. Harris asked Mike to be present for the meeting to observe the Planning Commission in action as well as to introduce himself. Mike shared that he has been a resident since 1999. He works

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for E.G. Stoltzfus as a project manager. He does budget, design work, pricing, etc. He is retiring at the end of the year. B. Harris mentioned that Mike has been active with stream cleanup for many years. Mike brings to the commission experience from a builder's point of view. On a motion by B. Kornman and seconded by J. Windlebleck, the Board unanimously approved the appointment of Mike as an alternate member of the Planning Commission.

NEXT MEETING: Wednesday, June 28, 2023 at 7 p.m.

Respectfully Submitted,

Brian Harris,
Township Manager