

## **WARWICK TOWNSHIP PLANNING COMMISSION**

### **Meeting Minutes**

June 28, 2023

Chairman Tom Zug convened the June 28, 2023 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Dale Keeney, Craig Kimmel, Dan Garrett, and Mike Wetherhold. Commissioners John Gazsi, Jane Windlebleck, and Bob Kornman were absent. Also in attendance were Billy Clauser, Township Planner; Chuck Haley, Township Engineer; Dave Madary, Madary Engineering & Design LLC; Deb Ressler, 569 Millway Road, Lititz; Amanda Groff, Harbor Engineering; Allen Martin, 937 E. Newport Road, Lititz; Howard Kramer, 160 Millport Road, Lititz; Sam Stoltzfus, Cedar Run Construction; and Jim Bushong, 1403 Brunnerville Road, Lititz.

**APPROVAL OF MINUTES:** The May 24, 2023 minutes were approved as submitted.

#### **REVIEW LISTRAK CONDITIONAL USE APPLICATION FOR BANQUET AND/OR CONFERENCE FACILITIES:**

Dave Madary is present along with Howard Kramer representing Listrak. Listrak is situated on West Millport Road along the frontage and along Buckwalter Road. The land development plan for the building was approved in 2015. It has good site access and plenty of parking. There are two site access points off of Buckwalter Road and one off of Millport Road. The building is not used quite as fully as the owner originally anticipated, especially post covid where they have lots of employees working from home which is probably going to be on a more permanent basis. There has been interest from various groups in the community to use the facility as a venue for events. Specifically, the events would be held in the room at the west end of the building. There is some parking on that end of the facility but for larger events they would use parking on the south side and they are looking to do some exterior site improvements to make a walk connection. There is a building entrance on the west side of the building. The facility was approved as a land development plan as an office use but to use it for the special events a conditional use is required. It is located in an I-2 zone and it does provide the allowance for conditional uses like banquets. There is not much planned for the inside of the building other than some interior wall spaces that are being removed to make one large open area and there is a garage door being created on the west wall that would allow for occasional small delivery vehicles to back into.

C. Kimmell asked if an analysis has been done of parking as it relates to the zoning requirements given the change of use. Madary stated they have not done an analysis of parking for specific events because they are off hours and there are 250+ spaces available. Kimmel suggested they look further into the parking requirements. D. Garrett mentioned being at the facility for the Warwick Education Foundation fundraiser/gala and how perfect it is for large events. He applauded their willingness to open up to the community. T. Zug asked what the hours of operation are. Howard Kramer stated that they are not doing anything during the week but on the weekends they would start with 6 p.m. to 10 p.m. They felt it important to be sticking to 10 p.m. for an end time so that there isn't late night disturbances for the neighbors. Kramer mentioned the original plan was for 600 people working at the facility. At the

highest point they had 275 people working at the facility and now they have approximately 20 people working there. On a motion by D. Garrett and seconded by C. Kimmel the Board gave a favorable review of the conditional use application.

**CEDAR RUN CONSTRUCTION – 140 ROTHSVILLE STATION ROAD SKETCH PLAN REVIEW:** Amanda Groff from Harbor Engineering is present along with Sam Stoltzfus from Cedar Run Construction. They are present for a sketch plan review of 140 Rothsville Station Road, Lititz. Cedar Run recently did a land development plan back in 2021 for their property to the east at 143 Rothsville Station Road. Cedar Run is a commercial framing contractor. They are looking to expand to the property to the west on the west side of Rothsville Station Road. The property is approximately 3.3 acres in the community commercial zoning district. The property currently has a business on it (Lititz Collision) as well as an existing residence. Each of those uses have their own separate driveways to Rothsville Station Road. The applicant is proposing some indoor and outdoor storage for both raw and finished products for Cedar Run Construction. They are proposing a new access drive on the south side of the property which will serve both the outdoor and indoor storage area for Cedar Run and to Lititz Collision. The current access drive to Lititz Collision will be removed as part of the plan. As part of the plan they will have stop signs, gates and signage for the access drives internal to the site. The applicant is anticipating some forklifts crossing Rothsville Station at the existing driveway on both sides of Rothsville Station Road. They are proposing two signs to caution users for equipment crossing. Cedar Run has truck deliveries and they are anticipated to mostly come to the west side of the property once this land development is completed. The applicant is not anticipating any additional employees. This is mainly for storage and expanding their existing operations. The property is served by public water and sewer. They will address things like screening, lighting, and stormwater as part of the land development process. The applicant is also looking to do a special exception request for the conversion of the existing dwelling. They are looking to convert that into a 2-unit dwelling. The existing dwelling is non-conforming in the zoning district so they would be looking for an expansion of the existing non-conformity for the second dwelling unit within the building. As part of that they are proposing two parking spaces for the second unit. They are also planning to coordinate with Tom Zorbaugh after this meeting as far as potential variance requests that may be included as part of the zoning request that could include the parking setbacks. As part of the land development for Cedar Run's shop on the east side they did get a variance and approval for a reduced number of parking spaces.

C. Kimmel asked about the new paved area. A. Groff reviewed the truck turning exhibit. The goal would be that trucks come in from the north and enter the site and then be able to loop around. D. Garrett mentioned it looks like the trucks would have to do a considerable amount of maneuvering to get around the turns. He asked if there is any way to mitigate that. Garrett asked what the outdoor storage will look like since they are not that far from residential areas. S. Stoltzfus stated that it will be more for finished product and as far as equipment it would be more telehandlers and forklifts that they use out on the jobsite and once they are done with a job they ship them back to the shop. The equipment may be there for a day or up to a month. C. Kimmel asked for an explanation of the finished product. Stoltzfus stated that they build wall panels for a lot of apartment buildings. Most of the storage would be for finished wall panels. A. Groff mentioned screening requirements and that everywhere that doesn't have trees currently will have trees proposed to screen all of the outdoor storage areas. Kimmel asked if there is tractor trailer access to the other property to the north. Groff stated it would be just what was approved as part of the previous land development. There aren't tractor trailers coming in for Lititz Collision, just rollback trucks. T. Zug asked if a sign directing their truck traffic would be placed at the other end of Millway Road. Mr. Stoltzfus stated it is just a matter of switching signs on the existing

Planning Commission  
June 28, 2023

post that is at that location. B. Clauser stated that 3 access drives would not be permitted for the site so that is why there are only 2 access drives proposed. T. Zug asked what the impervious area is and what is allowed. Groff stated that 65% is allowed and right now they are at 65%. There was some discussion regarding the number of uses for in the commercial zone. C. Haley mentioned the subdivision of the multiunit dwelling as its own lot. There was a lengthy discussion regarding the proposed access drives, impervious area and green space. A. Groff mentioned the intent was to keep all of the traffic for Lititz Collision separate so that they could come and go and it would be signed and separate from the storage area and it would give Cedar Run more flexibility to use the storage area as needed. Mr. Stoltzfus stated he does not want to open the two access drives into one drive because it is a large liability issue for him. He definitely wants to keep the driveways separate. Kimmel suggested the possibility of creating the separation further into the paved lot because they are still going to need to keep it clear for truck access anyway. A. Martin mentioned the truck traffic blocking the road and tow motors going across the street on Rothsville Station Road. He shared his concern with directing truck traffic and parking on the road. S. Stoltzfus stated that the truck traffic is one of the main reasons for this plan. There was some discussion regarding the trucks and which way they will approach and leave the property. C. Haley mentioned looking at roadway improvements, drainage, equipment crossing from one side to the other and how to properly sign that, screening of the rail to trail, and trucks pulling in and crossing the center line. C. Haley suggests giving an assessment of trucks coming in and out now that there is an existing facility to work with. D. Ressler stated that there are 8-10 trucks from Lloyd Nolt using Rothsville Station Road every day. She feels that should be taken into account with the amount of traffic along that road.

T. Zug asked for an update on Compass Mill. B. Clauser stated that the conditional use decision was approved by the Board of Supervisors. The applicant felt the conditions were reasonable and that they can address them.

On a motion by C. Kimmel and seconded by D. Garrett, the meeting was adjourned.

**NEXT MEETING:** Wednesday, July 26, 2023 at 7 p.m.

Respectfully Submitted,

Brian Harris,  
Township Manager