

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES
December 19, 2013

Chairman Thomas Zug convened the December 19, 2013 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, Jane Boyce, John Gazsi, Craig Kimmel, Nathan Flood, Daniel Garrett and Kenneth Kauffman. In attendance were Township Manager Daniel Zimmerman, Mark Johnson, Dean Ziegler, John Yoder, III, Gary Myer, Carol Rettew, Tom Eisemann and Jeff Bowlby.

APPROVAL OF MINUTES: The Commission reviewed the minutes, on a motion by Garrett, seconded by Kauffman, the Commission voted unanimously to approve the minutes of the November 26, 2013 meeting as written.

CONTINUED DISCUSSION ON REQUEST TO MODIFY CONDITIONAL USE APPROVAL FOR THE ZIEGLER BARN AT NEWPORT SQUARE, PREPARED BY RGS ASSOCIATES, DATED 11/12/2013: Mark Johnson, representing RGS Associates, explained that the barn is located on Lot 173B along East Newport Road. He added that the proposal was presented at last month's Commission meeting. He stated that the plans have been revised to address the signage and to illustrate the second-floor banquet area floor plan. He explained that the facility has access to 28 shared parking spaces. He added that parking calculations for the facility include 14 of these spaces; in addition, there is another shared parking area that has 28 spaces that is rarely used and the calculations include 19 of these parking spaces. The facility has 39 designated parking spaces. Johnson stated that 51 parking spaces are allocated from another area, and subsequently, 123 total parking spaces would be allocated for the facility.

Johnson provided illustrations for the second-floor banquet area that illustrate the seating area for when this area is being used, and the proposed seating area when this second-floor area is not being used. He explained that when the banquet facility is being used, 32 seats are allocated for the deli and 300 seats are allocated for the banquet facility. When the banquet facility is not being used then 92 deli seats are available. Johnson added that the design is based on available parking spaces. John Yoder, builder, noted that they could have more seating based on the building code (IBC). Kimmel stated that the 300 seating capacity should be posted within the banquet facility since the building code would allow more seating. The Township Manager provided an outline of parking regulations for five other municipalities in Lancaster County. He explained that the proposed parking for this facility is comparable to what is required at these other municipalities.

Johnson explained that the sign modification proposes two 10'x6' signs that would be installed on the silo with over-lighting rather than back-lighting. He noted that the barn is located along a collector road with a 45 m.p.h. speed limit. He added that the logo has not been designed; however, the size would be unchanged if the Commission is agreeable. The Commission members indicated that they are agreeable to the sign concept.

Johnson explained that the proposed hours of operation for the banquet facility and deli are 5:30 a.m.-11:30 p.m.; outdoor music would be 8:00 a.m.-10:00 p.m., and the patio is 6:00 a.m.-11:00 p.m. The Township Manager inquired how the hours of operation were considered since the area is located near a residential community. He added that 8:00 a.m. is early for outside music. Dean Ziegler stated that the times can be adjusted. Ziegler stated that over the summer, individuals would be eating breakfast outside and this would allow background music. The Commission members stated that if the music does not cross the property line, they would be agreeable to the proposal.

The Township Manager explained that the patio being used until 11:00 p.m. might need to be adjusted as well in consideration of the residences in the area. Ziegler stated that a rehearsal dinner would occur in the evening and this would allow patrons to flow outside on the patio at this hour. The Township Manager stated that 10:00 p.m. is a more acceptable hour since residents might be outside on their decks and voices from this facility could carry to the residential area. The Commission members agreed to limit the patio hours to 10:00 p.m.

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Johnson stated that the proposed wall has been reduced by 2' and the pylons have been reduced in size. The Commission members are agreeable to the redesign.

On a motion by Garrett, seconded by Kauffman, the Planning Commission voted unanimously to recommend approval of the request to modify the Conditional Use approval, as well as the modifications to the fences & wall setback, accessory structure setback, contingent upon the setback intrusion not exceeding the existing building, and allowing the two 60 square foot signs on the silo as discussed this evening.

CONSIDER THE EISEMANN/RETTEW MUMMA LOT ADD-ON PLAN, PREPARED BY TRIMBLE SURVEYORS, DATED 12/2/2013: Jeff Bowlby, representing Trimble Surveyors, explained the property is located along the north side of West Woods Drive near Highlands Drive. He stated that the proposal is for an equal land swap between the Eisemann/Rettew lot and the Mumma lot. The Mumma lot would expand 25' to the west, and the Eisemann/Rettew lot would simply enlarge the existing tree line on their property. Bowlby addressed the Township Engineer's December 10, 2013 comment letter. He stated that he has no objections to the Township Engineer's comments. Garrett inquired whether or not the sight distance could be increased in this area. Bowlby explained that some of the brush could be cut back that could increase sight distance. He noted that the crest of the hill blocks sight distance to the driveway at the Eisemann/Rettew property. He noted that there is no construction proposed and the plan simply proposes an equal land swap.

On a motion by Garrett, seconded by Kimmel, the Planning Commission voted unanimously to recommend approval of Eisemann/Rettew Mumma Lot Add-on Plan contingent upon the Township Engineer's comments being addressed.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager