

**WARWICK TOWNSHIP PLANNING COMMISSION MINUTES**  
**July 22, 2015**

Thomas Zug, Chairman, convened the July 22, 2015 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Jane Windlebleck, John Gazsi, Craig Kimmel, Daniel Garrett, Kenneth Kauffman, Todd Shoaf representing Pioneer Management, Mark James representing Golden Hawk LLC, Susan Tafford of 631 Kissel Hill Road, Jim Miller of 633 Lititz Reserve Lane, Jim Hoover of 43 Briar Crest Manor, Ted Cromliegh representing Diehm & Sons, and Dave Miller representing Rettew. Absent were Commissioners Kenneth Eshleman and Marcello Medini, and Daniel Zimmerman Township Manager.

**APPROVAL OF MINUTES:** No minutes were provided in the packet so approval of the June minutes will be done at the August meeting.

**CONTINUED DISCUSSION ON THE SIGNATURE PERSONAL CARE AND MANAGED CARE, PREPARED BY RETTEW ENGINEERS, DATED 5/8/2015:** Dave Miller representing Rettew is present to discuss the SDR Development. The Applicant is requesting a waiver to not require the submission of the Preliminary Land Development Plans and proceed directly to the Final Plan and also to request a recommendation for Conditional Final Plan Approval based on the comments from the ELA Letter dated July 15, 2015.

The Applicant received a letter from emergency services and the comment was made to add a fire hydrant by the entrance to the employee parking lot and to verify that there is clearance for fire engines.

On a motion by Gazsi, seconded by Kimmel, the Commission unanimously voted to recommend approval of the waiver regarding omitting the submission of the Preliminary Land Development Plans and proceed directly to the Final Plan.

Gazsi stated he would like to discuss screening of the parking lot area with plantings that are being proposed. Miller stated there will be screening at the loading dock area and the dumpster would be fenced in utilizing a solid fence. Zug inquired what was going to be done between Buckwalter Road and the employee parking lot. Kimmel stated there should be some type of hedge or low planting placed there so cars' headlights do not shine into the cars passing on the road. Miller was concerned about security with the placement of hedges at this location. Kimmel stated this should not be a factor if low plantings were placed.

Garrett inquired if the proposed lighting would be similar to that of the hospital lighting. Miller stated a plan for lighting was submitted separately and he is not sure if ELA has reviewed it yet. This hospital type of lighting was recommended as it is appealing and efficient.

Garrett inquired as to what was the difference between a bituminous sidewalk versus a concrete sidewalk. Miller stated a bituminous walkway will go along both frontages that will be part of the Township trail system. There will be ADA accessible ramps. Miller stated the walkway will be maintained during the winter months. The Commissioners requested that the bituminous trail connect to the street and to consider connection with the Heart of Lancaster Hospital's trail system.

On a motion by Garrett, seconded by Windlebleck, the Commission unanimously recommended to approve the Conditional Final Plan Approval for the SDR Development.

**CONSIDER THE JAMES S. HOOVER FINAL SUBDIVISION PLAN, PREPARED BY DIEHM & SONS, DATED 7/9/2015:** Ted Cromleigh from Diehm & Sons is here tonight representing James S. Hoover. Cromleigh stated the subdivision is proposing to subdivide off the existing improvements on a 1.50 acre lot. The Applicant is requesting two waivers. The first waiver is for roadway frontage improvements and the second waiver is for storm water management. A deferment of the storm water management is being requested until future improvements are proposed on Lot 2.

Cromleigh stated the DEP component of the sewer planning module was just submitted recently. Cromleigh stated that even though the Applicant is asking for a deferment of storm water management it is still required by DEP to do the planning.

On a motion by Kauffman, seconded by Garrett, the Commission unanimously approved to recommend the Waivers as stated on the ELA Letter dated July 15, 2015.

On a motion by Kimmel, seconded by Garrett, the Commission unanimously approved to recommend the James S. Hoover Final Subdivision Plan, Prepared by Diehm & Sons.

On a motion by Kimmel, seconded by Garrett, the Commission unanimously approved the Sewage Plan Module.

**CONSIDER A SKETCH PLAN FOR GOLDEN HAWK, LLC- CLASSIC CAR SALES, PREPARED BY PIONEER MANAGEMENT, DATED 6/2/2015:** Todd Shoaf with Pioneer Management is here tonight with Mark James who is the owner of Golden Hawk, LLC to discuss the sketch plans for Golden Hawk, LLC. Shoaf stated he met with the Township Staff a few months ago and since that time the sketch plan has been revised to comply with some of the comments made by the staff.

Shoaf stated the Applicant owns three lots. Two of the lots range in size from 1.7 acres to a little over 2 acres. These two lots are located on the north side of Crosswinds Drive and were created as part of a subdivision plan. Shoaf stated storm water detention was installed on the southern two lots. Shoaf stated it is his understanding that the storm water system was designed prior to the Township's new regulations regarding storm water. Shoaf stated he has contacted the consultant who did the subdivision plan and asked for the calculations and will be receiving them soon. Shoaf stated it is their hope they will be able to utilize this basin for storm water facilities. If not storm water will be provided on site.

Shoaf stated it is the intention of the Applicant to split the center lot in half, do a lot add-on to the two adjacent properties and go from three existing lots to two proposed lots. Expansion of the building is shown should the Applicant decided to do so in the future.

Mr. James explained the nature of his business. He explained that he collects, sells, and restores classic cars; cars that are 50-years-old or older. He would only sell approximately 3-5 cars a year and his entire inventory would be kept indoors. Prospective customers would come by appointment only. He would employ no more than five employees.

There was a discussion on the usage of the word “repair” versus “restoration” and how this would affect parking and zoning. Regarding the number of parking spaces, the Applicant does not foresee the need for the 40 parking spaces required and a Commissioner remarked it did not make sense to pave the area if the spaces are not needed. Zorbaugh stated if the building were sold the parking could potentially be needed. However, the Applicant could request a waiver showing the ultimate parking but would only like to place however many spaces are needed at the present time until there comes a time that the building changes ownership.

A Commissioner inquired if there were any environmental concerns related to the painting that would be done. Shoaf stated that according to the zoning ordinance there are criteria that need to be met and one is any ventilation needs to be directed away from a residential zoning district. The paint booth area of the building would be located on the northeast corner away from the residential zones.

Windlebleck inquired as to the height of the building. Shoaf stated it is a two tiered building so it is approximately 1 ½ stories high. At this time the architect is creating a lower front portion so it is more in line size-wise when pedestrians walk on the sidewalk.

Shoaf stated the existing access drive that goes into the site now would be used. The cars would be brought in by a pickup truck hauling an enclosed trailer. There would be no tractor trailers hauling cars coming to the site.

A Commissioner inquired as to what type of systems or components might be located outside of the building that would produce noise. Shoaf stated there is an air conditioning system that would be located outside. An air compressor is thought to be going inside the building.

A Commissioner stated there was some concern by nearby residents of the proposed site of the existing vegetation being torn away. Shoaf stated the plan at this time is to keep the existing vegetation and adding more plantings for additional screening for the residents plus privacy for the Applicant.

Regarding lighting, Shoaf mentioned it is the intent to not light the entire parking area to be sensitive to the residents and also to just provide security lighting as this is not an actual car dealership.

**DISCUSS ACCESSORY SETBACK REQUIREMENTS FOR THE LITITZ RESERVE PROJECT:** Zorbaugh stated this discussion comes from the Zoning Hearing Board who would like the Commission’s recommendation. Zorbaugh stated a lot of the homes are maximizing the building envelope and are trying to add a patio and do not have enough space to do so. The blue lines on the map given indicate those lots in the Lititz Reserve Project that received Zoning Hearing Board approval in May for reduced

Planning Commission  
July 22, 2015

setbacks against the common areas from 30' to 20' and the side yards from 15' to 10'. This would meet a cluster development criterion which was not done originally as they were short of open space.

Jim Miller who is present tonight is one of the residents with this issue. He is going to do a pervious patio so he does not go over his lot coverage however it does stick out into the setback.

The Zoning Hearing Board is questioning should the whole development be looked at 20' and 10' not just the common areas. Zorbaugh stated as the Zoning Officer it would be easier to say all setbacks are 20' and 10' then to determine which lots have approval when they come in for building permits.

Garrett wanted to know where this fell short as qualifying to be a cluster development. Kimmel stated it probably had to do with preservation and open space. Zug stated he had two concerns. One would be where the hardship is and second is he is afraid this will set a precedent.

After some discussion the Planning Commission recommended that each lot be looked at on an individual basis and if there is a specific hardship or a specific circumstance that warrants consideration it can be dealt with appropriately.

**ADJOURNMENT:** With no other business to come before the Commission the meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Tom Zorbaugh,  
Zoning Officer