

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
Warwick Township Municipal Office**

June 27, 2018

Jane Windlebleck, Vice-Chairwoman, convened the June 27, 2018 meeting of the Warwick Township Planning Commission at 7:00 p.m. In attendance were Commissioners Jane Windlebleck, Daniel Garrett, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Absent were Commissioners Tom Zug, Craig Kimmel, and John Gazsi. Also in attendance were Daniel Zimmerman, Township Manager; David Bitner from RGS Associates; John Gilliland from Moove In of York, PA; Kevin Varner from Diehm & Sons; Chuck Haley from ELA Associates; Daniel Hino 400 Wissler Road, Lititz; Joel Lingerfelter from LEFC; Ryan Bollinger, Lititz, PA; Nelson Bollinger, Manheim, PA; Jeff Bollinger, Lititz, PA; Dwight Yoder, Lancaster, PA; and Billy Clauser, Township Planner.

APPROVAL OF MINUTES: With no corrections to the minutes from the May 23, 2018 meeting, they stand as submitted.

DISCUSS THE LITITZ CAR & TRUCK WASH, PREPARED BY DIEHM & SONS, DATED 6/20/2018: Dwight Yoder reviewed the project with the Commission on behalf of the Bollinger's. D. Yoder was before the Commission a few months ago with a proposal for a Car & Truck Wash. Tonight he is here with a similar proposal however at a different location. The new location is along Lititz Pike at the site of the former Fulton Bank. The site is within the Commercial Zoning District which permits car washes with a Special Exception.

Kevin Varner, from Diehm & Sons, explained the project. The proposed car wash will be approximately 3,500 square feet. Access to the car wash would be off of Millport Road. Cars enter one of three lanes with kiosks for payment options and then circle around through the wash bay. Upon exiting there is the option of leaving or going to the vacuum stations. There is public water and sewer to the site.

D. Zimmerman inquired if there would be enough room for sidewalks to be placed if it were to be required in the future. K. Varner stated there is and future plans can show placement of a sidewalk system. C. Haley stated K. Varner might want to consider removing the far end vacuum station due to the difficulty in backing out of this space.

Kornman inquired what the hours of operation would be. Nelson Bollinger replied 7:00 am to 8:00 pm seven days a week.

J. Windlebleck inquired what happens when a vehicle is on the conveyor belt and coming to the exit if traffic is backed up and there is nowhere to go. Ryan Bollinger stated there are sensors that automatically stop the conveyor belt from pushing cars into one another. D. Garrett inquired on the number of employees that would be working at any one time. Ryan Bollinger stated a minimum of two employees and on busier days there could possibly be up to six employees. However on average there will be two to three employees a day at the car wash.

D. Yoder inquired of the Commission how they felt about the car wash. Overall the Commission preferred this site over the previous site. The plan will now be presented before the Zoning Hearing Board.

CONSIDER THE DANIEL S. & ELIZABETH E. KING LOT ADD-ON PLAN, PREPARED BY DIEHM & SONS, DATED 6/6/2018: Kevin Varner with Diehm & Sons presented the Plan to the Commission. The King's own two adjoining farms located at 1650 and 1644 Brunnerville Road. The farms are located in two different municipalities, Elizabeth Township and Warwick Township. The Elizabeth Township property has more land however the lot add-on would occur to the Warwick Township property. A deferral was asked of from Elizabeth Township in order to go through the process which has been granted. The request is to transfer 8.93 acres from 1650 Brunnerville Road to 1644 Brunnerville Road. This would then result in 1644 Brunnerville Road to end up with 37.42 acres and 1650 Brunnerville Road to end up with 61.82 acres. The King's will be selling the larger farm and by doing a lot add-on this will allow access to the pasture located on this property.

The following waiver is being requested: Section 285-11.A.1- Plan Scale. On a motion by D. Garrett, seconded by K. Kauffman, the Commission unanimously approved the waiver of Section 285-11.A.1.

On a motion by D. Garrett, seconded by K. Kauffman, the Commission unanimously gave conditional approval for the Daniel S. & Elizabeth E. King Lot Add-on Plan.

CONSIDER THE 931 LITITZ PIKE STORAGE REVISED FINAL LAND DEVELOPMENT PLAN, PREPARED BY RGS ASSOCIATES, DATED 5/29/2018: David Bitner with RGS Associates along with John Gilliland from Moove In of York, PA, were present to review the Plan with the Commission. The address of the project is 931/933 Lititz Pike. Currently there is an existing Self Storage located at the rear of the property. The existing access drive to be maintained. A total of five existing buildings will be removed from the site. The existing storage units will be kept and an indoor climate controlled facility will be added. Currently there are 500 storage units however that number will get decreased. The enclosed storage will contain three stories, two above ground and one below ground. The units will range in size from 5 x 5 to 10 x 30. J. Gilliland stated this will be the ninth location in Lancaster County. In order to access the storage unit, a tenant will enter a gate code, and the gate will open to the parking area. The facility is fire protected.

R. Kornman stated since the building is going to be two stories in height and the surrounding buildings are mostly one story, what is going to be done to reduce the visual mass of the building. Landscaping is being proposed such as the use of arborvitae trees. There was a discussion on the aesthetics of the proposed building. D. Zimmerman inquired what the building material was. J. Gilliland stated he was not 100% percent sure but stated mostly metal and stucco materials were used. J. Gilliland stated the office will be open from 9:30 am to 5:30 pm and there would be gate access from 6:30 am to 10:30 pm. Signage is being proposed at the same location as where the Keller Brothers sign is at currently.

D. Bitner stated stormwater will be decreased throughout the site.

When asked for comments, the Commission felt the building would not blend in with its surroundings. The Commission would like to see a plan showing how the building would look with landscaping and views of the elevation. D. Zimmerman stated Staff would be willing to sit down with the Applicant to discuss ways to create a softer look to the building as the Commission is requesting if needed.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:12 pm.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager