

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES**

Warwick Township Municipal Office

June 28, 2017

Jane Windlebleck, Vice-Chairwoman, convened the June 28, 2017 meeting of the Warwick Township Planning Commission at 7:00 p.m. In attendance were Commissioners Daniel Garrett, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Absent were Commissioners Thomas Zug, John Gazsi, and Craig Kimmel. Also present were Daniel L. Zimmerman, Township Manager; Mark Hackenburg from RGS Associates; Chad Smith from Steckbeck Engineering; Ed Ostrouski from Harbor Engineering; Andrew Miller from Rettew Associates; Dan Cicala from Lititz Land Trust and Mike Stoner and Philip Burkholder from United Zion.

APPROVAL OF MINUTES: Garreett noted a correction- he was not listed as in attendance but he was at the meeting. With this correction noted, on a motion by Kauffman, seconded by Garrett, the Commission unanimously approved the minutes from the May 24, 2017 meeting as submitted.

CONSIDER THE JONESTOWN BANK TRUST CO., FORMERLY WARWICK FINANCIAL INSTITUTION, FINAL LAND DEVELOPMENT PLAN, PREPARED BY STECKBECK ENGINEERING, DATED 4/13/2017: Chad Smith with Steckbeck Engineering, on behalf of Jonestown Bank, presented the plan to the Commission. Conditional Approval was received from the Municipal Authority on the sewer and water design. The highway occupancy permit has been obtained for connection for both the sewer and the water. The approval letter for the planning module from DEP has been obtained as well. A letter was received from Weiser's Market confirming that they understand the impact of the development.

There is a stormwater basin to the rear of the property which will discharge and free flow down to a swale area to the south side of Weiser's. Steckbeck stated when he viewed this area there were some rocks on the north side which will be cleared up to make sure there is positive drainage in this area.

The Planning Commission talked about signage during the Conditional Use review process and would like to know what has been decided on this topic. There is an existing nonconforming sign at this time. Steckbeck stated the client would like to have their own sign and would not touch the existing sign. However, if the Planning Commission would like a joint sign he thinks the client would be willing to forgo having their own sign and bring the existing sign into conformity. The Commission would prefer a joint sign as they feel this would give a "cleaner" look. Steckbeck said he would go back to Jonestown Bank with this feedback.

Steckbeck stated he does not have approval from the Lancaster Conservation District as of yet. There were two comments that needed to be addressed but has not received a response back yet.

On a motion by Garrett, seconded by Kauffman, the Commission unanimously approved the three requested waivers.

On a motion by Medini, seconded by Garrett, the Commission gave conditional approval of the Jonestown Bank Trust Co., formerly Warwick Financial Institution, Final Land Development Plan, prepared by Steckbeck Engineering, dated 4/13/2017 conditional upon the outstanding comments from the Lancaster Conservation District and the ELA letter dated June 21, 2017.

CONSIDER THE STOBRO/FULTON BANK FINAL LAND DEVELOPMENT PLAN, PREPARED BY RETTEW, DATED 4/4/2017: Andrew Miller with Rettew Associates, on behalf of Stobro/Fulton Bank, presented the plan to the Commission. Conditional use approval was obtained for the drive through facility proposed with the bank. Zimmerman stated one of the conditions in the conditional approval was the drive through with the existing bank had to be removed or taken out of service. If the Applicant would want to use it in the future they would have to come back in for this request. Conditional approval from the Municipal Authority has been obtained.

Windlebleck asked Miller what the intentions were regarding signage. Miller stated there would be a new sign for Fulton Bank at the new location however the details are not worked out at this time. Zimmerman stated with the three potential uses, a plan center sign would conform with other signage along 501. Miller stated the intent for Fulton Bank is to have their own sign. Zimmerman stated all signage should be in compliance with the zoning ordinance.

Zimmerman inquired of Miller how the lighting was going to be addressed. Miller stated the lighting is of smaller standards and the right-of-way is not exceeded. The intensity of the lighting is to the rear of the store where the ATM is located.

On a motion by Garrett, seconded by Medini, the Commission unanimously approval the four requested waivers.

On a motion by Kauffman, seconded by Garrett, the Commission gave conditional approval of the Stobro/Fulton Bank Final Land Development Plan, prepared by Rettew, dated 4/4/2017 conditional upon the comments from the ELA letter dated June 21, 2017 and the Planning Commission's comments/discussion.

CONSIDER THE LITITZ LAND TRUST FINAL LAND DEVELOPMENT PLAN, PREPARED BY HARBOR ENGINEERING, DATED 5/3/2017: Ed Ostrowski, from Harbor Engineering, along with Dan Cicala, representing Lititz Land Trust, were present to review the plan to the Commission. Cicala gave a brief background of the project.

Two buildings are being proposed and will be all rental units. There are three stories in the back and four stories in the front due to the slope. The majority of the parking will be located behind the buildings. Twenty-two of the fifty-five units are age restricted. Unit sizes range from 800 sq. ft. to 1200 sq. ft. Both buildings will contain storage areas and one building will contain a clubhouse.

Windlebleck inquired about parking. Cicala stated there are 120 total parking spaces- 2 ½ spaces are provided for the market rate units and 1.75 spaces are provided for the age restricted units.

Ostrowski stated two changes were made from the approved preliminary plan- the location of the buildings and the scale of the buildings. In order to make the buildings more accessible, the two apartments, which are now smaller in size, were moved approximately to the midpoint of the site in order for there to be parking in front and behind. There is approximately 400-500 square feet of additional impervious coverage proposed with the new plan compared to what was approved with the preliminary plan. This plan will also incorporate the design for a pocket park that will be used to satisfy the park and rec fees. A second emergency access point is from Highlands Drive. Ostrowski is working with the emergency services administrator on the turning movements of the larger fire trucks, the placement of additional fire hydrants, and providing a fire lane in front of the east building.

Landscaping required for internal parking will be provided as well as providing replacement trees for those that will be removed.

Ostrouski stated a gravity sewer line will be extended on W. Seventh Street and also connect to the existing water.

On a motion by Kauffman, seconded by Medini, the Commission unanimously approved the two requested waivers.

On a motion by Garrett, seconded by Kauffman, the Commission gave conditional approval of the Lititz Land Trust Final Land Development Plan, prepared by Harbor Engineering, dated 5/3/2017 conditional upon the comments on the ARRO letter dated June 23, 2017 and the Emergency Services letter.

CONSIDER MODIFICATION TO THE CONDITIONAL USE DECISION FOR UNITED ZION (APPLICANT) UNDER SECTION 340-15D(2) PERTAINING TO MEDICAL RESIDENTIAL CAMPUSES WITHIN THE R-2 DISTRICT. THE APPLICANT PROPOSES 10 INDEPENDENT LIVING APARTMENTS: Mark Hackenburg with RGS Associates along with Phil Burkholder, CEO of United Zion and Mike Stoner, director of facilities for United Zion, were present to review the plan with the Commission. The proposed project is for the addition of ten independent living apartments within the existing facility. 25 additional parking spaces will be added at the northern limits of the site and this is where staff will park.

A discussion was held on whether the existing entrance was going to remain.

The square footage from the previously approved conditional use has been decreased by approximately 265 sq. ft.

Garrett inquired if the apartments would be rentals or would there be a tiered reimbursement. Burkholder stated primarily there are entrance fee models however there is a rental option should someone desire this option. The apartments are between 700 and 800 square feet.

Burkholder stated the Department of Health has approved all the plans that were submitted.

On a motion by Garrett, seconded by Kauffman, the Commission gave a favorable review of Phase 2 of the original modification of the Conditional Use.

FORGE THE FUTURE 2022 UPDATE: Zimmerman stated Thursday, July 20th is the last presentation. Recommendations and strategies will start to be discussed for the next five years in September.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:45 pm.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager