

**WARWICK TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES**

**Warwick Township Municipal Office**

July 26, 2017

Thomas Zug, Chairman, convened the July 26, 2017 meeting of the Warwick Township Planning Commission at 7:00 p.m. In attendance were Commissioners Jane Windlebleck, Craig Kimmel, Daniel Garrett and Robert Kornman. Absent were Commissioners John Gazsi, Kenneth Kauffman and Marcello Medini. Also present were Daniel L. Zimmerman, Township Manager; John Diehm from Diehm & Sons; Alex Piehl from RGS Associates; John Schick from Rettew Associates; Phil Wolgemuth from March Capital; Caroline Hoffer from Barley Snyder; and Billy Clauser, Warwick Township Planner.

**APPROVAL OF MINUTES:** With no corrections or additions the minutes are approved as submitted.

**CONSIDER THE NOLT ENTERPRISES LOT ADD-ON PLAN, PREPARED BY DIEHM & SONS, DATED 7/10/2017:** John Diehm from Diehm & Sons presented the plan to the Commissioners. Diehm stated Nolt Enterprises is located just outside of Brunnerville approximately ¼ mile west of the intersection of Snively Mill on the left side. Chris Boland and his wife are the tenants of the property owned by Nolt Enterprises LLC (Lot 1). There is an access agreement with the neighbors who live behind the Boland's. The Boland's do not like the traffic coming in and out of the shared existing driveway are tearing up their yard. The Boland's have now created their own driveway and the Wenger's (Lot 5) and the Hurst's (Lot 6) continue to use the shared existing driveway.

The reason for the Lot Add-on is so the shared existing driveway is now located on the Hurst's property. Both property owners are in agreement with the new property line that was established.

On a motion by Kornman, seconded by Kimmel, the Commission recommended approval for the Nolt Enterprises Lot Add-on Plan, prepared by Diehm & Sons, dated 7/10/2017.

**CONSIDER THE CONDITIONAL USE APPLICATION FOR ORRSTOWN BANK, PREPARED BY RGS ASSOCIATES, DATED 6/30/2017:** Alex Piehl with RGS Associates along with Phil Wolgemuth with March Capital, John Schick with Rettew, and Caroline Hoffer with Barley Snyder were present to review the Conditional Use Application for the drive-thru that is associated with the proposed bank at the corner of Lititz Pike and Woods Drive.

Currently the property consists of three lots. Each lot contains a home occupied as residential uses at the present time. The homes are accessed both from Lititz Pike and from Woods Drive. The total acreage of all three lots is approximately 1.7 acres. All three properties are located within the Local Commercial District. The proposed use would be a bank of approximately 3,000 square feet in size. There are 16 parking spaces proposed around the bank, a dumpster enclosure, walkways around the perimeter, and a storm water facility.

Regarding the criteria for the drive-thru use, Piehl stated some items will need some variances related to the use in the Local Commercial District. The first deals with access to the drive-thru. The Ordinance requires this to be directly from an arterial collector road. In talking with the Township Staff, a direct entrance would be preferred off of Woods Drive and not from Lititz Pike. The drive-thru would be located on the north side of the site. The circulation pattern would be a two-way drive into the bank and it would be one-way around the back. There would be an exterior speaker associated with the drive-thru and would be located 25 feet away from the property line. Piehl stated relief would also be needed for the requirement that a drive-thru be at least 200 feet away from any residentially zoned land. The west of the site is zoned R-2 with the closest residential building being approximately 350 feet from the proposed bank building. The south of the site is zoned Rural Estate and all the properties are Local Commercial and to the east is zoned Local Commercial. Another variance that would be needed involves the building setback. The Local Commercial District requires a 25 foot maximum building setback. For a drive-thru this would not be possible to meet. In addition, a 15 foot parking lot buffer would be encroached upon with the shape of the parcel by approximately 11 feet.

One item raised from the ELA review letter regarded the remaining land to the west of the property. Piehl stated at this time a definite use for this land has not been determined however he would like some feedback from the Commission on the possibility of the placement of apartments to the rear of the property adjoining Highlands. There would be the potential for 12 apartments. A joint access would be utilized with the bank and the apartments.

There was discussion about the possibility of having a common access between the bank operation and the rest of the property for the potential of future activity.

Kornman inquired if consideration was given to minimizing the road and bringing the building closer to the road and having the parking on the west side of the building. Piehl stated the problem with this is that the further the building gets pushed to the front it starts to affect the circulation and would encroach more with the parking lot buffer. Piehl stated this has been discussed; however the Applicant would like some parking adjacent to the entrance to the bank.

Kornman inquired what the hardship is for the variance request for the project being within 200 feet of a residential zoned land. Piehl stated the hardship is a bank is a permitted use in the Local Commercial District. However a bank cannot exist without a drive-thru associated with it.

The Commission has an issue with the building being located further than the required 25 foot setback and would like it to be brought forward. The suggestion was made to rotate the building and have the main entrance of the building facing to the south. Piehl stated this would have to be looked at.

There was a discussion on parking. A maximum of 12 parking spaces will fit on the site.

A waiver would be required for separation from the end of the radius of an intersection to the access drive. Zimmerman inquired how close to meeting the requirement they are at. Piehl stated he is unsure.

The Commission has more of an issue with the layout of the building than to the concept of having a drive-thru. The Commission feels this particular site is not ideal for the prototype of the bank. The feedback from the Commission will be taken back to the Applicant for review. The Applicant will come back next month.

**FORGE THE FUTURE 2022 UPDATE:** Zimmerman stated the public outreach meetings have concluded. The attendance range was 40-70 and some people came to every session. There is a meeting scheduled at the end of September to be held at the School to layout some objectives. Four projects have been submitted for considerations on amending the future land use map.

**ADJOURNMENT:** With no other business to come before the Commission, the meeting was adjourned at 8:27 p.m.

Planning Commission  
July 26, 2017

Respectfully submitted,

Daniel L. Zimmerman  
Township Manager