

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

September 27, 2017

Jane Windlebleck, Vice-Chairwoman, convened the September 27, 2017 meeting of the Warwick Township Planning Commission at 7:00 p.m. In attendance were Commissioners Craig Kimmel, Kenneth Kauffman, John Gazsi, and Marcello Medini. Absent were Commissioners Thomas Zug, Robert Kornman. Also in attendance were Daniel L. Zimmerman, Township Manager; Joyce Gerhart, John Snyder, Craig Smith and Alex Piehl from RGS Associates; Bonnie and Andrew Buckwalter from 1011 Lititz Pike, Lititz; R.D. Buckwalter from Buckhill Farm; Joel Lingerholter from LEFC, and Mark Will from Lexington Farm.

APPROVAL OF MINUTES: With no corrections or additions the minutes from August 23, 2017 were approved as submitted.

CONSIDER THE UNITED ZION FINAL LAND DEVELOPMENT PLAN, PREPARED BY RGS ASSOCIATES, DATED 8/18/2017: John Snyder from RGS Associates presented the project to the Commission. Snyder stated the Department of Health granted approval for 10 additional dwelling units. 25 parking spaces will be added along with creating better traffic flow in and out from some existing houses on United Zion property. The maximum pervious coverage will be 45.2% with 60% being allowed and the density is 9.37 units per acre with 18 units per acre being allowed.

There are three waivers being requested for the project:

1. To submit the Preliminary Plan directly as a Final Plan. There are only minor building additions to the existing use.
2. To not have to submit a Traffic Impact Study. The project indicates an increase of two trips per day during the PM peak hour and there will be addition of staff and will only provide one additional residential retirement unit.
3. To allow a building expansion within 30 feet from a cartway edge of an access drive. The proposed construction is an extension of the existing building facades and building lines.

A fourth waiver is also being requested brought to notice by the Township Engineer regarding curbing from Section 285-28C.1. Snyder stated there is very little curbing currently on the United Zion property. Under this Ordinance it states parking lots should be curbed. The parking lot is mostly going to be used for the employees. However, the parking lot will be used for access to the gardens and fire pit and curb would cause a tripping hazard for the residents. Zimmerman inquired if parking blocks could be used and Snyder replied yes. There was a discussion regarding the three parking spaces directly to the left of the entrance and if the entrance should be a one-way out to prevent the potential backing up of cars entering from 501 if someone were backing out of one of these spaces. Haley stated his recommendation would be to get rid of the three parking spaces and make the entrance a right in only as there are two other options in which to enter the facility.

On a motion by Garrett, seconded by Kauffman, the Commission unanimously approved the four waiver requests with the comments as submitted.

On a motion by Garrett, seconded by Gazsi, the Commission gave conditional approval of the United Zion Final Land Development Plan, prepared by RGS Associates, dated 8/18/2017.

CONSIDER THE SKETCH PLAN SUBMITTAL FOR LANASTER EVANGELICAL FREE CHURCH, PREPARED BY RGS ASSOCIATES, DATED 9/1/2017: Joyce Gerhart from RGS Associates presented the project to the Commission. The church is located at the intersection of Pierson Road and Rothsville Road. The plan is to provide a new sanctuary

and classrooms to the south. In addition, to the west the temporary buildings will be replaced with a permanent structure to be used as office space. A pole building to be utilized as a maintenance building is also being proposed. The size of the additions is 43,740 square feet for the larger addition and the smaller addition is 8,200 square feet.

Analyzing the traffic, Gerhart stated currently on a Sunday during the peak hour the intersection at Pierson Road and Rothsville Road cars making a left hand turn is difficult. Since the church will be going from 710 seats to 1,100 seats this will increase the traffic. One option the church has looked at is to close off the entrance to Pierson totally. Gerhart is looking for feedback from the Commission as she is aware the ultimate plan is to put the roundabout in and to make Pierson Road a right in right out. The question is does it make sense to put in a left turn lane now and then in a couple years have to tear it out.

Zimmerman stated the Township has filed with PennDOT for a multimodal grant funding to potentially improve the intersection at Clay Road and Rothsville Road and what will be eventually 6th Street. The church has decided to move forward not knowing the timing of when or if the Township will receive the grant. One scenario is that both projects coincide with each other. Another scenario would be there could be a short interim period where there would be a wait for certain improvements to be done. And the third scenario would be the Township does not receive the grant. Zimmerman stated the remaining part of the Seacrist Farm also comes into play with regards to traffic. Gerhart stated one option the church floated was to only open the new sanctuary with the same number of seats as they currently have so the traffic wouldn't actually be changing. In essence build the shell but not fit it out completely. A traffic study will give valuable information as to how best to move forward with this project.

There were some questions regarding setbacks and the proposed parking being close to the residential area. Gerhart stated currently the parking is 25 feet from the property line with the current setback for parking being 10 feet. In the proposed condition the parking is 15 feet from the property line. A vegetation barrier will be maintained as well.

Zimmerman inquired if the architectural style will be the same as the existing church. Lingerholter stated the new office area it will be very similar and the larger addition will have multiple entries along the front, and there are classrooms along the back with windows.

The building will have a sprinkler system so public water will be extended to the building. Currently the church is served by a well that is located on the opposite side of Rothsville Road. This is included as part of the project.

As for stormwater management, one basin will be expanded and one basin will be added. Zimmerman inquired if the basin along Rothsville Road would still be used or modified. Gerhart stated it would not be modified and just left the way it is.

There was a discussion about the number of parking spaces, could there be less and also how the members will get to the building from the parking lot as there are no walkways located in the parking lot.

Gerhart thanked the Commission for their feedback.

FORGE THE FUTURE 2022 UPDATE: Zimmerman stated there were approximately 50 people at the public meeting held last week. There will be a meeting on Friday, September 29th to review the comments from the public.

PROPOSALS FOR CONSIDERATION: 1. Request from Green Hills Farm to change the current zone at 623, 621, and 615 E. Newport Road from Rural Estate to Local Commercial.

2. Craig Smith from RGS Associates presented the proposal to the Commission. Mark Will is the developer of the property. The property is located along E. Lexington Road and is approximately 50 acres in size. The proposal is to extend the R1 District into the area currently zoned Agriculture. The intent is to develop an 82 lot single family development. There is approximately 15 acres of open space with this project. It is Smith's understanding that there is a water tower proposed within the next five years and this would need to be in place before the development could

be started. There is currently public sewer along Lexington Road. There would need to be a pump station as part of the south side of the project in order to get back up to Lexington Road.

Smith explained why this project makes sense in context of the Township's zoning map. First, most of the opportunity for future growth is in the south portion of the Township and this is a growth opportunity for the northern part of the Township. Because the area already exists as R1 it expands the core of the Brunnerville section of the Township. In addition, there is the ability to provide connectivity and pedestrian access to John Beck Elementary School.

Zimmerman stated the site the Township is looking at to create a stand pipe is across the street from this proposed project however this would not take place for another three to five years. On the plus side, two farms on the north side of Newport Road, Fyock and Gerhart, have petitioned to have their farms preserved. This site is currently an active working farm and at this time Kauffman is against changing the zoning from Ag.