

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

November 29, 2017

Jane Windlebleck, Chairwoman, convened the November 29, 2017 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners John Gazsi, Craig Kimmel, Daniel Garrett, Marcello Medini and Robert Kornman. Absent were Commissioners Thomas Zug and Kenneth Kauffman. Also in attendance were Daniel L. Zimmerman, Township Manager; Billy Clauser, Township Planner; Kevin Varner from Diehm & Sons; John Hershey and Ben Morton from RGS Associates; Nicole Derk, James Stuccio and John Lines from LGH; Craig Hasson of 952 Log Cabin Road, Leola; and John Roach of 2 Laurie Lane, Lititz.

APPROVAL OF MINUTES: On a motion by Kimmel, seconded by Gazsi, the minutes from October 25, 2017 were approved as submitted.

CONSIDER THE MICHAEL PALASZ FINAL LAND DEVELOPMENT PLAN, PREPARED BY DIEHM & SONS, DATED 8/30/2017: Kevin Varner with Diehm & Sons presented the plan to the Commissioners. Varner stated Palasz owns and operates Lititz Orthodontics at 4 Toll Gate Road. In addition, Palasz owns both lots beside his business, both of which are vacant. The one lot has landscaping and the other lot contains a grass area, a small gravel parking lot, a shed and a trash dumpster. Palasz would like to construct a 2,100 square foot building along with a parking lot and access drives on the lot containing the gravel parking area. Varner stated this lot was created in the mid 1980's and is considered a smaller lot in today's standards. The lot would consist of a one-way in and one-way out access drives along with angled parking. There is a sewer easement as well as a force main that runs up through this easement. The dumpster will be moved from its current location. The plan went through the Zoning Hearing Board to request some building and parking setbacks and these requests were approved. Zimmerman confirmed with Varner that the purpose of the building would be an auxiliary to the primary function of the orthodontic business. Varner stated that this is correct. Varner stated the plan is to put in the parking and storm water in the spring of 2018 however the building itself may take a while to be constructed. Kimmel inquired if there was a sidewalk connection between the two lots. Varner stated there is a sidewalk from the business to where the dumpster is currently located. If the lot were to be sold, this connection would then be removed.

Kornman stated he felt the proposed outlet at the curve on Toll Gate was a concern due to the amount of traffic that potentially is going to be using Toll Gate Road in the future. He inquired if one access point was considered with rearrangement of the parking. Varner stated the building is encroaching on the setback line which was already moved as requested at the Zoning Hearing Board meeting making it difficult to make changes and stay within the required setbacks. In addition, there are two storm water swales which would also make it difficult to move the building.

Kornman also inquired if there was a turning radius for trucks that access the dumpster to turn around. Varner stated this is something that would need to be looked into as currently the trucks back out onto Toll Gate Road.

The following waivers are being requested for the plan:

- Section 285-7.C- Preliminary Plan Application: The Applicant would like to submit this project directly as a Final Plan.
- Section 285-27.J(3)- Improvement of Existing Streets Right-of-Way requirements; Section 285-28.C- Curbs; Section 285-28.B.(1)- Sidewalks- The Applicant is requesting not to have to provide improvements to the existing street, curb and sidewalk along Toll Gate Road as the majority of Toll Gate Road does not have curb and the existing swale has been upgraded to provide more capacity.
- Section 285-27.K(6)- Access Drive Intersection Radii to be 20' minimum: The Applicant is requesting a modification of the requirement to provide a minimum access drive intersection radius of 20' and provide 15' instead due to the anticipation of normal passenger vehicle traffic with the exception of the garbage truck.
- Section 285-27.L- Clear sight triangle to be 15' from the cartway edge- The Applicant is requesting a modification of the requirement to provide a clear sight triangle that is 15' from the cartway edge and instead provide 10'. 10' would meet PennDOT requirements.
- Section 270-32- Volume control- A rain garden has been provided that will provide water quality in addition to a geological evaluation in which no infiltration was recommended.

On a motion by Kimmel, seconded by Gazsi, the Commission unanimously approved all the requested waivers.

On a motion by Garrett, seconded by Kimmel, the Commission voted 4-1 to give conditional approval of the Michael Palasz Final Land Development Plan. Kornman voted nay.

CONSIDER THE LANCASTER GENERAL HOSPITAL KISSEL HILL URGENT CARE FINAL LAND DEVELOPMENT PLAN, PREPARED BY RGS ASSOCIATES, DATED 10/31/2017: Medini recused himself from participating in this discussion as his employer provides medical insurance through LGH. John Hershey, Landscape architect with RGS Associates, James Stuccio, senior vice-president with LGH, Steve Lee, senior vice-president of facilities planning, and Nichol Derk, project manager were all present to review the plan with the Commission. Lee started the presentation and stated that through evaluating services through the past several years that are provided at Kissel Hill it was determined that Urgent Care services are needed in the community. The intention is for the Urgent Care to open in the summer of 2018. The determination of the specialty services that will occupy the second floor of the addition is still being considered.

Hershey stated there are two additions being proposed, a small one-story vestibule addition on the backside of the existing building that will be 430 square feet in size, and on the front side of the existing building a large two-story canopy drop-off area that will be 8,200 square feet in size. Hershey stated in 2002 when the existing project went through the planning process 51 parking spaces were built in addition to what was required at that time in anticipation of future expansion. Some of these 51 spaces will be relocated and some will be created into handicapped spaces however there will still be a surplus of spaces. In order to improve vehicular circulation, the central median on Peters Road will be eliminated. In addition, pedestrian access from Peters Road will be improved as well. Storm water management will be handled by addressing the storm water below the handicapped spaces that are located on the front side of the building as well as the subservice area in the back. The requested waiver of Section 285.27.Q Emergency Access has been withdrawn and an emergency access is now on the plan. A traffic memorandum that is being put together by Rettew will be provided. It is anticipated that a sewer planning module will be approved. Approval has been received from the Municipal Authority for sewer and water services. Windlebleck inquired about lighting. Hershey stated lighting plans have been submitted to ELA. Lighting will be improved throughout the site to include pedestrian scale fixtures that provide adequate illumination for safety and security and respond to dark sky initiatives. Kornman inquired where the proposed handicapped spaces were going to be. Using the map, Hershey pointed out the areas where the handicapped spaces were going to be located. Zimmerman inquired if there was a common access to the outpatient and the Urgent Care or are there two separate access points in the front of the building. Hershey stated there is one common access. Kimmel inquired if the ambulance drop-off was deep enough so if an ambulance were parked there it would not disrupt the flow of traffic. Hershey said this will be looked at.

On a motion by Kornman, seconded by Kimmel, the Commission gave conditional approval of the Lancaster General Hospital Kissel Hill Urgent Care Final Land Development Plan. Medini abstained from voting.

CONSIDER THE CRAIG HASSON SKETCH PLAN FOR 2058 MAIN STREET: Craig Hasson was present to review the plan with the Commission. The property is currently a single family house on a one acre lot. The proposal is to create a flag lot on the back half of the property and have one family own the two lots. Zimmerman stated the issue is the property is zoned Mixed Use and a flag lot is not allowed in a Mixed Use Zone. The concern from the Staff is the setting of a precedent. An apartment conversion and expansion is allowed under Mixed Use and from the Staff's standpoint seeing the building upgraded and changed to apartments with rear parking would be a preferable. Kimmel inquired as far as setting a precedent, are there any other deep lots that would have the ability to be flag lots. Zimmerman stated yes. Kimmel inquired if the Township would allow another building of apartments on the same lot. Zimmerman stated no, the current building could be added on to but there could not be another detached apartment building on the same lot.

There was a discussion amongst the Commission members as to whether flag lots should be allowed in a Mixed Use zone as well as the pros and cons of an apartment versus a single dwelling on this lot. Hasson stated the existing house will be updated regardless of whether it is changed to an apartment or remain a single dwelling and he is open to either suggestion.

Kornman and Kimmel stated they would approve whichever variance the Zoning Hearing Board thinks would be less of a hardship. Windlebleck stated she would prefer to have the building changed to apartments due to if you allow a flag lot it changes the character of the entire street. This will now go before the Board who will review the Planning Commission's comments.

FORGE THE FUTURE 2022 UPDATE- SCHEDULE FOR ADOPTION: Zimmerman stated at the present time the maps are being updated. Due to cost, some of the maps were consolidated. There are three possible scenarios for review and adoption. The earliest date for adoption would be March 27, 2018 and the latest would be April 24, 2018 with one date in-between.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager