

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

September 26, 2018

Tom Zug, Chairman, convened the September 26, 2018 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Tom Zug, Jane Windlebleck, Daniel Garrett, Kenneth Kauffman, Marcello Medini, Robert Kornman, John Gazsi, and Craig Kimmel. Also present was Chuck Haley with ELA Associates; Joyce Gerhart with RGS Associates; Joel Lingenfelter with LEFC 419 Pierson Road, Lititz; Kevin Varner with Diehm & Sons; Jeff Risser with Risser's Poultry Inc.; and Billy Clauser, Township Planner.

APPROVAL OF MINUTES: With no additions or corrections, the minutes from the August 22, 2018 meeting stand approved as submitted.

DISCUSS WAIVER REQUESTS FOR THE LANCASTER EVANGELICAL FREE CHURCH LAND DEVELOPMENT PLAN, PREPARED BY RGS ASSOCIATES, DATED 6/6/2018: Joyce Gerhart from RGS Associates reviewed the plan with the Commission. J. Gerhart explained the church is proposing an addition and this was originally presented before the Commission as a Sketch Plan. The main addition is for the auditorium and classrooms as well as an addition to replace the modular buildings. A maintenance building is also being proposed.

The following four waivers are being requested:

Section 285-7.C- Preliminary Plan Application. Since there is not a subdivision being proposed, a preliminary plan waiver is being requested.

Section 285-28.C(2)-Curbs. The Church would like to propose slant curbing rather than vertical curbing. This would allow for easier snowplowing.

Section 285-28.B(1)(d)-Sidewalks. The developer for Lititz Reserve is putting in a trail along the north side of 6th Street which will ultimately connect to the Rail Trail which will provide pedestrian access along 6th Street.

Section 270-32.A(1)- Stormwater Volume. Due to the carbonate geology the proposal is to perform water quality measures rather than infiltration which is similar to what was done previously.

For the Preliminary Plan Application waiver D. Zimmerman recommended the Commission consider a condition that an addendum be submitted with the Land Development Plan what the church's plans are for the future as far as not only contributions to the multimodal grant but also the amount of space that can be utilized from the expansion until 6th Street is completed within a limited time frame. A second option would be if for some reason there is failure to do the grant, the church must complete a partial access drive that could provide access to the intersection of Clay Road and Rothsville Road. J. Lingenfelter asked if there came a time when more seats were needed prior to the completion of 6th Street, could the church come before the Commission and request a change. D. Zimmerman stated a traffic study would need to be completed and evaluated before this determination could be made.

With regards to stormwater, C. Haley stated the runoff from 6th Street and Pierson Road flows into the current basin on the church's property. The plan would be to get some water quality areas in these places to help filter some of the runoff.

On a motion by D. Garrett, seconded by J. Windlebleck, the Commission gave unanimous approval of the four waiver requests for the Lancaster Evangelical Free Church Land Development Plan, prepared by RGS Associates, dated 6/6/2018 with the conditions listed on the ELA Letter dated September 21, 2018 as well as the conditions listed on the Township Staff memo.

CONSIDER THE RISS-HERR ASSOCIATES FINAL LAND DEVELOPMENT PLAN, PREPARED BY DIEHM & SONS, DATED 9/5/2018: Kevin Varner with Diehm & Sons along with Jeff Risser were present to review the plan with the Commission. The property consists of 8 ½ acres and is located at the end of Wynfield Drive. Risser Poultry is the business located on the property. There is currently an office and a truck garage along with parking on the property. A new building along with additional parking is being proposed. The property is zoned Industrial and is serviced with public water and sewer. The proposed building will be 100 feet x 142 feet and will be used for the storage of tractors and trailers. J. Risser stated Riss-Herr is currently in the process of converting the existing building into more area for the maintenance shop thereby decreasing interior parking.

K. Varner stated there was a Land Development Plan completed in 1996 that showed a proposed building at the same location so a lot of the stormwater for this project was completed when the basin was put in. This basin will be expanded on one side to obtain some additional volume. There is a swale that traverses the site. Along this swale there is an existing row of evergreen trees which as they are growing are causing erosion. To prevent further erosion, the swale will be shifted to provide a more stable condition. The swale dumps into the flood plain zone. The NPDES Permit requires the infiltration of water quality. Thus tree plantings within the flood zone are being proposed. A channel flows through this area which lets the stream go down before it gets to the Santo Domingo to filter some of the water out. D. Zimmerman stated this would expand an existing Riparian Buffer that is along this area.

On a motion by K. Kauffman, seconded by J. Gazsi, the Commission gave unanimous approval of the waiver requests with the conditions as stated in the ELA letter dated September 20, 2018 for the Riss-Herr Associates Final Land Development Plan, prepared by Diehm & sons, dated 9/5/2018.

On a motion by D. Garrett, seconded by J. Windlebleck, the Commission gave unanimous approval of the Riss-Herr Associates Final Land Development Plan, prepared by Diehm & Sons, dated 9/5/2018.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 7:55 p.m..

Respectfully submitted,

Daniel L. Zimmerman
Township Manager