

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES**

Warwick Township Municipal Office
January 23, 2019

Tom Zug, acting Chairman, convened the January 23, 2019 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Daniel Garrett, Tom Zug, Kenneth Kauffman, and John Gazsi. Absent were Commissioners Marcello Medini, Robert Kornman, and Craig Kimmel. Also in attendance were Daniel Zimmerman, Township Manager; Patrick Barrett, Assistant Township Manager; Chuck Haley from ELA Group; Billy Clauser, Township Planner; Joyce Gerhart from RGS Associates; Tom Matteson from Diehm & Sons; Ryan Bollinger, Nelson Bollinger and Jeff Bollinger representing Riptide Car Wash; Tony Hunt and Joel Lingenfelter from LEFC; Steve Bran from Manheim; and Eric Stauffer and James Stauffer from Lititz.

REORGANIZATION: On a motion by D. Garrett, seconded by J. Gazsi, the Commission unanimously nominated Tom Zug to remain Chairman and Jane Windlebleck to remain Vice-Chair of the Planning Commission. Daniel Zimmerman will remain as secretary.

COMMUNICATIONS: The Commission reviewed the brochure entitled Places 2040 that was provided to them.

APPROVAL OF MINUTES: With no additions or corrections to the minutes from the December 26, 2018 meeting, they stand approved as submitted.

CONTINUED CONSIDERATION ON THE LANCASTER EVANGELICAL FREE CHURCH LAND DEVELOPMENT PLAN, PREPARED BY RGS ASSOCIATES, DATED 6/6/2018: J. Gerhart from RGS Associates was present to review the plan with the Commission. J. Gerhart presented this plan before the Commission back in November and since then the comments that had been presented have been worked through with the Township Staff and the Township Engineer. The plan has been revised to include the stormwater management plan for Pierson Road and 6th Street into the basin. J. Gerhart stated she had a meeting with D. Zimmerman regarding the 6th Street grant and how it would be distributed as well as how the agreements would be structured.

J. Gerhart stated there are four waiver requests:

Section 285-7.C- Preliminary Plan Application: The Applicant is requesting to submit this project directly as a Final Plan.

Section 285-28.C(2)- Curbs: The Applicant is requesting to provide proposed slant curbing along the northwestern edge of the proposed parking lot. This would allow for more efficient removal of snow from the parking facility.

Section 285-28.B(1)(d)- Sidewalks: The Applicant is requesting relief to provide sidewalk along the frontage of 6th Street the LEFC property. A walking trail connection to Rothsville Road is proposed on the north side of 6th Street by the developer of Lititz Reserve providing for pedestrian access.

Section 270-32.A(1)-Stormwater Volume: The Applicant is requesting the requirement that the post development total runoff is not increased for all storms equal to or less than the 2-year, 24 hour storm event. Infiltration is not being proposed due to the potential for sinkholes.

On a motion by D. Garrett, seconded by J. Windlebleck, the Commission approved the four requested waivers.

D. Zimmerman stated one provision that will be provided for is traffic control for the Sunday services until the improvements are completed. T. Zug inquired of the traffic studies that have been completed, is anything being considered at the 6th Street Kissel Hill intersection. D. Zimmerman stated at this time nothing is required at this area however this will be analyzed as part of the Seigrist Tract/ revised Phase 8 & 9 Lititz Reserve project.

On a motion by J. Windlebleck, seconded by K. Kauffman, the Commission unanimously gave conditional approval of the Lancaster Evangelical Free Church Land Development Plan, prepared by RGS Associates, dated 6/6/2018.

CONSIDER THE RIPTIDE CAR WASH (STOBRO SITE), PREPARED BY DIEHM & SONS, DATED 11/2/2018: Tom Matteson from Diehm & Sons was present to review the plan with the Commission. T. Matteson stated a Sketch Plan for this project was brought before the Commission in the spring of 2018. T. Matteson stated the proposal is to raise the old Fulton Bank building, remove all the improvements and construct a car wash. T. Matteson stated there have not been a lot of changes to the plan since it was previously before the Commission. The shape and size of the building are the same. The entrance to the car wash will use the modified/relocated driveway that was put in when the new Fulton Bank was constructed. There will be three lanes for vehicles to choose to enter: a cash lane, a lane with a kiosk, and a club member lane. The area of the vacuums was moved back and the original bail out lane is now grass. There are now 11 vacuums instead of the original 14.

T. Matteson stated all of the roof water is going into a cistern and will be pumped back into the building and will be reused. The majority of the water goes through a filter system to be reused. D. Garrett inquired where the filtration system was located. T. Matteson stated there are a series of tanks underground. The water will come out of the building in several pipes that come off of the conveyer belt. The water then goes through a series of tanks and filtration and is then pumped back into the building. D. Zimmerman inquired what the ratio of fresh water to recycled water was. Ryan Bollinger stated it was approximately 80:20- 80% recycled 20% fresh. One improvement that is being made is a pipe will be placed underneath the driveway to help drain the flat grass area.

D. Zimmerman stated it would be advisable to have a written deferral agreement so when the Township is ready to commence with placing sidewalks, there is an understanding the Applicant would need to comply. T. Matteson stated he would need to meet with Stobro to discuss this as it has not been part of any conversation as of yet.

The following waivers are being requested:

Section 285-7.C- Preliminary Plan Application: The Applicant is requesting to submit this project directly as a Final Plan.

Section 285-11.A(6)- Scale of Profiles

Section 285-27.J.(3)(a)- Additional right-of-way along existing streets: T. Matteson stated this waiver will be withdrawn as it is not needed.

Section 285-28.A(1)- Parking areas are not permitted within 10' of a side or rear property line: The Applicant is requesting to provide parking less than 10' away from the property line.

Section 285-28.B- Sidewalks along adjacent streets: The Applicant is requesting a deferment of providing sidewalks along the road frontage.

Section 285-28.C.(1)- Curbs along new parking compounds. T. Matteson stated the water will sheet flow off the edge of the four parking spaces at the northwest corner of the property as it does today; curb stops are being proposed instead.

Section 285-28.C(2)- Curbing requirements: The Applicant is requesting to provide rolled curb in lieu of vertical curb in several areas of the property. The functional purpose of rolled curbs is if a vehicle should hit the curb it will not ruin the tire rims. In addition, this is the recommendation from the manufacturer of the car wash system.

Section 270-37.C.(1)(a)[3]- Pipe cover: This relates to the new pipe that is going underneath the driveway.

Planning Commission
January 23, 2019

Section 270-45-A- Geologic Evaluation: This is requested due to the use of a cistern to collect water runoff and no other stormwater facilities are being proposed.

Section 270-37.C.(1)(a)[4]- Storm pipe size: The Applicant would like to use a 12" reinforced concrete diameter pipe.

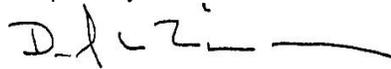
J. Windlebleck inquired how many vehicles can be stacked in the three lanes before they start interfering with the vehicles coming out of the car wash. R. Bollinger stated approximately 18-20. T. Matterson stated the lease with Stobro was explicit that there is to be no stacking of vehicles on the shared access.

On a motion by D. Garrett, seconded by J. Gazsi, the Commission unanimously approved the requested waivers.

On a motion by K. Kauffman, seconded by D. Garrett, the Commission unanimously gave conditional approval of the Riptide Car Wash (Stobro Site), prepared by Diehm & Sons, dated 11/2/2018.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "D. L. Zimmerman", with a horizontal line extending to the right.

Daniel L. Zimmerman
Township Manager