

WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
Warwick Township Municipal Office
March 27, 2019

Tom Zug, Chairman, convened the March 27, 2019 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Thomas Zug, Jane Windlebleck, John Gazsi, Craig Kimmel, Daniel Garrett, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Also in attendance were Daniel L. Zimmerman, Township Manager; Billy Clauser, Township Planner; Laura Bowman, 2050 Main Street, Lititz; Gwen Newel, representing the Lancaster County Planning Commission; and Craig Hasson, 952 Log Cabin Road, Lititz.

APPROVAL OF MINUTES: With no additions or corrections to the February 27, 2019 minutes, they stand approved as submitted.

PROPOSED ORDINANCE AMENDMENT: D. Zimmerman stated there are a number of initiatives for the first quarter of 2019 and include the following:

- The 5G Wireless Communication Ordinance is in its third draft and it is anticipated that a hearing will be held in either April or May.
- A draft of the Right-of-Way Management Ordinance regulating public activity within the right-of-way, particularly with utilities, is anticipated to be brought before the Commission in two to three months.
- The amendment to the rezoning map will deal with some of the issues that came out of the Strategic Plan Update.
- There is a Text Amendment on the Conservation and Historic Cluster for R1.

CONSIDER CONDITIONAL USE APPLICATION FOR 2058 MAIN STREET FOR CONVERSION INTO APARTMENTS: D. Zimmerman gave the Commission some background information on this property. He stated this parcel is in the mixed use zoning district of Rothsville. The property has been vacant for approximately six to seven years. Normally this is would be a conversion of an existing house where one unit is able to be put into an existing home to create two units which is allowed under mixed use if the criteria is met. C. Hasson meets this criteria however, he feels the property is in such a deteriorated state he would like to remove the home. However, with the removal and the building of a new structure this raises the question of can you capture the existing character of the neighborhood. C. Hasson would also like to convert the existing carriage house that is located to the rear of the property into an apartment. This property borders the Rothsville Lions Park.

D. Zimmerman stated the Commission would see this first as a Land Development Plan. C. Hasson is acquiring a Conditional Use to convert the existing house. For the carriage house, C. Hasson would need to go through the Zoning Hearing Board to allow the conversion. An HOP would be required for the new relocated driveway.

J. Windlebleck inquired how many apartments there would be. C. Hasson stated there would be four. The Commission had no problem with the square footage of the main house and felt with the carriage house, C. Hasson could either go larger or have one floor on the bottom and another on top. C. Kimmel commented the front porch of the house would benefit from being seven feet instead of five feet deep and attention should be paid to the other buildings in the area related to the way the porches are designed and built in terms of the columns.

Overall the Commission was in favor of the plan for both the main house and the carriage house.

REVIEW OF AMENDMENT TO SECTION 340-10 REGULATING WIRELESS COMMUNICATIONS: D. Zimmerman stated the Commission saw a draft of this amendment back in November/December. The amendment got delayed in moving forward due to issues involving protection in residential areas.

The amendment was also reviewed by Elam Herr, who retired from PSATS and was the state legislature liaison for over 25 years.

B. Kornman questioned the method recommended for screening of the towers. In addition, he felt the design requirements should be more definable. D. Zimmerman stated the language in the amendment was proposed by the Township Solicitor and has been accepted in a number of ordinances that are currently in effect. D. Zimmerman feels the amendment is as close to finding a middle ground as is possible.

On a motion by D. Garrett, seconded by C. Kimmel, all Commission Members approved forwarding the amendment to the Board of Supervisors as well as releasing it to the Lancaster County Planning Commission for their review except for R. Kornman who opposed.

OTHER BUSINESS TO COME BEFORE THE COMMISSION: D. Zimmerman stated once the 537 sewer planning document is finished, a joint meeting between the Commission, the Zoning Hearing Board, the Municipal Authority and the Board of Supervisors should be held to look at development trends within the Township.

D. Zimmerman stated a new 501 corridor traffic analysis will be brought before the Commission due to two restaurant projects coming in.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager