

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES**

Warwick Township Municipal Office
July 24, 2019

Tom Zug, Chairman, convened the July 24, 2019 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Jane Windlebleck, John Gazsi, Daniel Garrett, and Marcello Medini. Absent were Commissioners Craig Kimmel, Kenneth Kauffman, and Robert Kornman. Also in attendance were Daniel Zimmerman, Township Manager; Michelle Bingham, 603 Woodcrest Avenue, Lititz; Gwen Newell from LCPC; Ken Nicely, 350 Pin Oak Drive, Lititz; Kurt Windlebleck, 477 Resolution Drive, Lititz; Shannon Moser, 304 Dorchester Drive, Lititz; Troy Barto, 310 Dorchester Drive; Lititz; Andrea Shirk, Suzi Meyer and Michael Tait from Rock Lititz; Tim Stanlate, Rock Lititz Spring Park Playhouse; Mike Garman and Matt Garman from Garman Builders; and Maria Elliott and Caroline Hoffer from Barley Snyder.

APPROVAL OF MINUTES: On a motion by D. Garrett, seconded by J. Windlebleck, the minutes from the June 26, 2019 meeting were approved as submitted.

CONSIDER THE UPDATED MASTER PLAN FOR THE ROCK LITITZ CAMPUS, PREPARED BY DERCK & EDSON, DATED 6/20/2019: Andrea Shirk, with Rock Lititz, was present to review the plan with the Commission. She stated nothing that is being proposed will require any variances however the Land Development Plans that will be brought to the Commission in the future will have two Conditional Use Applications. Pod 1 will be a combination of a studio as well as some additional space for tenants. All will be within what is allowed by zoning. It will be sound proofed similar to that of Studio 1. It will be shorter in height than Studio 1 at approximately 85 feet. The tenant space will be similar to that in Pod 2 and will be approximately 235-240 feet in length with the front of the building dropping to 20 feet. Traffic studies will be completed. Across the flood plain is where Pod 5 will be located. This will be a multi-tenant facility. The buildings were designed so all truck traffic goes in-between them. The third building to be added is a small community theater.

A. Shirk stated Rock Lititz is working with Sauders Eggs and Oehme Trucking to add a third point of access to the campus. A plan was submitted showing two additional entrances along Toll Gate Road. The comments from this plan were reviewed suggesting one of the access points might not work well so this was ultimately eliminated. This change will be reflected on the Land Development Plan. For safety reasons it is being considered that trucks only use the Rock Lititz Boulevard Entrance.

The Conditional Use Application that will be presented tonight is for the theater to be allowed in this zoning district. A small school will be using space in the Pod 1 facility that will also require a Conditional Use. This will not be discussed tonight as it is a tenant and could possibly change. It will be discussed when the Land Development Plan is submitted.

D. Zimmerman inquired if there was going to be sound abatement with the expansion of Clair Global for equipment testing. A. Shirk stated Studio 3 will be sound proofed like Studio 1 with additional ceiling sound proofing.

Troy Barto, who lives on Dorchester Drive, stated he had concerns regarding hours of operation, truck noise, security and lights. A. Shirk responded the hours of operation are typical standard hours but nothing after 10:00 p.m. As far as lighting, all the zoning lighting rules are will be adhered to. She also stated shipping and receiving is usually completed by 6:00 p.m. and is mostly done by UPS and FedEx.

On a motion by D. Garrett, seconded by M. Medini, the Commission unanimously gave a favorable review of the Updated Master Plan for the Rock Lititz Campus, prepared by Derck & Edson, dated 6/20/2019.

CONSIDER THE CONDITIONAL USE APPLICATION-CASE 2019-2 FOR THE ROCK LITITZ THEATER: Caroline Hoffer from Barley Snyder along with Michael Tait, were present to review the application with the Commission. The proposal is for a community theater on the Rock Lititz Campus. In the Campus Industrial Zone theaters are allowed by Conditional Use. The hearing for this Conditional Use is scheduled for the August 21, 2019 Board of Supervisors meeting. A. Shirk stated the theater is approximately 10,000 square feet. There are approximately 124 parking spaces surrounding the theater. C. Hoffer reviewed the specific zoning criteria for commercial recreation facilities.

D. Zimmerman inquired if this would be strictly a performance theater. M. Tait responded in addition to being a performing arts theater, it will be available for rent to hold events as well. The theater will have approximately 250-260 seats. T. Zug inquired what the hours of operation would be. M. Tait stated theater performances finish at 11:00 however other events could go later. The same sound protection system will be employed as is in the studio. C. Hoffer noted it will be subject to the same sound restrictions as the rest of the campus. C. Hoffer stated there is a request to extend the time period to get the permits and do construction. This will be done in parallel with the other expansions discussed. The request is for the permitting to be extended to 12 months and construction to 18 months. Architecturally it will look like a black box.

On a motion by D. Garrett, seconded by J. Gazsi, the Commission unanimously gave a favorable review for the Conditional Use Application –Case 2019-2 for the Rock Lititz Theater.

DISCUSS AN ALTERNATE FOR SIDE YARD SETBACK FOR THE R-1 DISTRICT: Mike Garman with Garman Builders was present to discuss the side yard setback in the R-1 District. M. Garman stated in the R-1 Zone the current side yard setback is 15'. He is proposing to maintain the side yard setback for a total of 30' and have the ability to reduce one side to 10'. Garman Builders are currently building a development and would like to build all the houses with side garages which requires a certain footage on one side. If the house were shifted to one side by 5' this would allow a 10' side yard on one side a 20' side yard on the other side allowing more flexibility. M. Garman stated some courtyard driveways are being done in this development if the depth is not available to do a side garage.

D. Garrett stated he thought this was a hardship that was brought on by building large homes on too small of a lot. D. Zimmerman stated the 30' setback would still be maintained they are just asking for some flexibility. M. Garman stated he is requesting a Text Amendment to the R-1 Ordinance for side yard setbacks. D. Zimmerman stated this would give the option of a 15-15 or a 10-20 but would ensure a 30' separation. A discussion was held on the pros and cons of changing the setback.

The Commission was open to the idea however they did have a concern with protecting existing lots and maintaining the 30' setback.

REVIEW ROUNDAABOUT PROJECT AND SCHEDULE: D. Zimmerman stated the project was brought before the Commission because the Municipality Planning Code requires the Planning Commission review any major street extensions. The project involves two intersections, the intersection at Rothsville Road and Clay Road and the intersection of 6th Street and Woodcrest Avenue. The project within the Township is in conjunction with Lee Moyer, the Siegrist Farm Development, and LEFC. \$3.5 million was secured from the state for the entire project. The project in Lititz Borough is being overseen by Moravian Manor as part of the Warwick Woodlands Project. A joint application

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was submitted for both projects and they will be bid together. Once the design is approved by PennDOT on the Moravian Manor Project it will be turned over to the Township. The construction of the two roundabouts will occur in 2020. The portion of 6th Street to be constructed by LEFC and Lititz Reserve will occur in 2021 and 2022. The Township received a grant for the connection of Pierson Road and this will be built in either 2020 or 2021. The remaining portion of 6th Street tying into Orange Street will be built in either 2020 or 2021. Securing right-of-way and utility relocation is still being reviewed by the Authority. DEP approval was recently acquired for the floodplain impact. The Township is still awaiting for the final HOP approval from PennDOT. The goal is to bid the project out in December and award bids by March. The Township met with the Warwick School District and Emergency Services. It was proposed to shut down the intersection for 10 weeks. The intersection at 6th Street and Woodcrest Avenue will be attempted to be constructed during the summer for less impact to the school. This project is in compliance with the overall strategic plan.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Daniel Zimmerman
Township Manager