

WARWICK TOWNSHIP

315 Clay Road
P.O. Box 308
Lititz, PA 17543-0308
(Lancaster County)

WARWICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes

February 23, 2022

Acting Chairman Tom Zug convened the February 23, 2022 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Jane Windlebleck, John Gazsi, Robert Kornman, and Dale Keeney. Absent were Commissioners Daniel Garrett and Craig Kimmel. Also present were Brian Harris, Township Manager; Chuck Haley, Township Engineer; Billy Clauser, Township Planner; Tom Zorbaugh, Township Inspector; Todd Vaughn from David Miller Assoc.; Steve Gergely from Harbor Engineering; Sam Stoltzfus 143 Rothsville Station Road; and Randy Hess 24 Windsor Lane.

REORGANIZATION OF COMMISSION: Tom Zug opened the nominations for Chairman. On a motion by B. Kornman, seconded by J. Gazsi, the Commission unanimously nominated T. Zug to remain Chairman of the Planning Commission. T. Zug then opened the nominations for Vice-Chairman. On a motion by J. Gazsi, seconded by B. Kornman, the Commission unanimously nominated J. Windlebleck to remain Vice-Chairwoman of the Planning Commission. T. Zug stated that Brian Harris will be Secretary.

APPROVAL OF MINUTES: The December 22, 2021 minutes were approved as submitted.

CONSIDERATION ON THE PIERSON ROAD LOTS FINAL SUBDIVISION PLAN, PREPARED BY DAVID MILLER/ASSOCIATES, DATED 1/7/2022 – B. Harris stated that Todd Vaughn and Randy Hess are present on behalf of the Pierson Road three lot subdivision. T. Vaughn with David Miller/Associates, along with the applicant, Randy Hess. The project is located on the north side of Pierson Road, just east of the Kissel Hill and Owl Hill Road intersection. There are two houses adjacent to the two vacant lots. The applicant is proposing to subdivide the lot on the west and create three single family lots. Driveway access will be on Pierson Road. Storm water management is being handled by rock bins in the rear of each lot with a small yard drain to convey stormwater from the front of the parcels. Sewer and water connections will be to existing mains on Pierson Road. The applicant is proposing to widen the road and provide additional right-of-way and ask for a modification of curbing and sidewalk. The water will continue to sheet flow in the northern direction like it does presently coming off the road. The applicant has received a county review letter containing two comments which have been addressed and a revised plan has been resubmitted to the Township. There was a TEAMS meeting with Township and ELA to review the letter and the applicant has made an attempt at the compliance submission to address the comments in the review letter. B. Harris noted that ELA did provide the Township with a draft letter that was not provided to the Board to avoid confusion and that a good portion of the comments that are in the original letter have been addressed. One of the issues was the rock wall in the rear of lots 1 and 2. They have been separated in the new submission. There was further discussion on storm water to clear up questions raised.

On a motion by B. Kornman and seconded by J. Windlebleck, the Board unanimously approved the waivers of curb and sidewalk along Pierson Road.



On a motion by J. Windlebleck and seconded by J. Gazsi, the Board unanimously approved the conditional approval of the Pierson Road Lots Final Subdivision Plan.

CONSIDERATION ON THE CEDAR RUN CONSTRUCTION FINAL LOT ADD-ON & LAND DEVELOPMENT PLAN, PREPARED BY HARBOR ENGINEERING, DATED 1/28/2022 – Steve Gergely was present representing Cedar Run Construction located at 143 Rothsville Station Road. The project consists of a 10,000sqft building addition as well as a lot add on for Cedar Run Construction. The property is on both sides of Rothsville Station Road, the west side currently all stone and on the east side is the existing business and existing residence. The residence will be demolished as part of this project and Sam Stoltzfus is the owner of this property. The applicant is proposing an expansion to the shop to the rear of the building approximately 10,000 square feet and also a three-sided storage building for materials measuring approximately 10,000 square feet along the south side of the property. There is expansion of the paving between the two buildings and a small area in the back for similar access and roll-off dumpsters. The other improvements being proposed are to clean up the area on the west side of the property and add green space along the road and rail trail. There will be one access drive that will align with the existing access drive on the east side of the road. The applicant received 2 variances, one for side yard setback encroachment for the storage building 10 feet into the side yard setback. The neighbor, Binkley & Hurst, supported that variance request. The second variance was for reduced parking spaces from the required 38 to 22 spaces. Most of the employees working on the property are driven to the site and then taken by company vehicles to the job site. Both of those variance requests were supported by the Zoning Hearing Board. The applicant is doing a lot add-on plan to the adjoining Hurst property for the existing basin area which will get the applicant to the lot coverage threshold that is needed. With the land development plan, they are connecting to public sewer as part of the project and they are increasing the water line size into the building so there will be fire suppressing for the addition. They are proposing 2 storm water facilities, a shallow rain garden on the north side of the shop expansion and then a subsurface seepage pit/rock bin underneath the paved area between the two buildings. Gergely stated that they received a letter from ELA and were in contact with them as far as a couple things that are going to change as part of the plan. There was a question from the Township in regards to the screening adjacent to the rail trail. The current configuration consists of a row of arborvitae on the back side of the property and there is an existing 6 foot tall vinyl fence that the Township paid for and the previous owner had installed. Closer to the road there is a wooden split rail fence. The proposal is to remove the vinyl fence and extend the split rail fence and continuing the row of evergreens behind the split rail fence. The split rail fence on the western side would remain in place with added landscape screening in that area as well to match. There will be a sign saying trucks cannot make a left turn out of the site because of the intersection of Rothsville Station Road and Newport Road. For the exiting vehicles, there will be a sign cautioning of the rail crossing ahead. The applicant is asking for modification of the preliminary plan, a modification for improvements to existing streets and curbing on existing streets with a caveat that Mr. Stoltzfus will pay a fee in lieu of for both of those. They are asking for a deferral of sidewalks along the road, one pipe run to be 12 inches underneath of the loading area instead of 15 inches because of the small drainage area. They are also asking for maximum loading ratios to the storm water seepage pit.

On a motion by D. Keeney and seconded by J. Windlebleck, the Board unanimously approved the Cedar Run Construction Waivers.

B. Kornman requested that when the planting is continued along the rail trail that it be done in a more naturalistic way rather than lining up the arborvitae in rows and possibly mix in some deciduous trees so that the buffer between the rail trail and the building is a little more natural. Gergely agreed that they could modify their planting once they get past their rain garden. They are planning on a planted rain garden with plugs placed in it. The applicant is open to the landscaping discussed.


On a motion by J. Windlebleck and seconded by J. Gazsi, the Board unanimously approved the Cedar Run Construction Final Lot Add-on & Land Development Plan.

B. Harris welcomed Dale Keeney to the Board.

Planning Commission
February 23, 2022

NEXT MEETING: March 23, 2022 at 7:00 p.m.

ADJOURNMENT: On a motion by J. Windlebleck and seconded by B. Kornman the Board approved the meeting adjourned.

A handwritten signature in blue ink, consisting of a series of loops and a large oval at the end.