

## WARWICK TOWNSHIP

315 Clay Road  
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(Lancaster County)

### WARWICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes  
September 28, 2022

Chairman Thomas Zug convened the September 28, 2022 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Jane Windlebleck, Dan Garrett, John Gazsi, Dale Keeney, and Craig Kimmel. Marcello Medini and Robert Kornman were absent. Also in attendance were Brian Harris, Township Manager; Billy Clauser, Township Planner; George Smith, ELA; Andrea Shirk, Rock Lititz; and Sarah Rider, Barley Snyder, 126 E. King Street, Lancaster.

**APPROVAL OF MINUTES:** The August 24, 2022 meeting minutes were approved as submitted.

**CONSIDERATION OF ROCK LITITZ CONDITIONAL USE APPLICATION FOR A COLLEGE-LEVEL EDUCATIONAL FACILITY ON THE ROCK LITITZ CAMPUS RECEIVED FROM ROCK LITITZ PROPERTIES, L.P.:** B. Harris stated that this is an application for conditional use for an educational facility on the campus. It is a 29,000 square foot building located next to Studio 2. When the plan was originally approved it was to be general tenant space with a school incorporated in to it. The thought is to finish the first floor and operate the school with 25-30 students and then as things progress possibly expand.

Sarah Rider from Barley Snyder stated that they are present for a conditional use application under Section 340.19.C.(10) of the zoning ordinance which provides that schools are permitted by conditional use in the I-2 zone subject to certain requirements which are set forth in Section 340-89 of the zoning ordinance. In connection with this request, they are also asking for a 6 month time extension to complete construction of the building. Currently you have 6 months to start construction and 12 months to complete construction from the date of the approval by the Supervisors. The applicant would like to start this project as soon as possible, but it may take longer to complete construction so they are asking for a 6 month extension which would give the applicant 18 months to complete construction after the date of approval. The school is going to be located at 180 Rock Lititz Boulevard of the Rock Lititz Campus which is known as Unit 1C. Unit 1C is zoned I-2 Campus Industrial. The applicant is proposing constructing a 29,200 square foot standalone building which has already gone through land development approval and was recorded in the beginning of 2020. B. Harris provided a follow-up letter from Derck & Edson to the Board members that addressed ELA's review letter which covered the number of students and staff that would be at the school.

Andrea Shirk stated the building will be located at 180 Rock Lititz Boulevard and was part of the land development approval that did happen in early 2020. At that time, they had 4 buildings that were getting approved as part of that land development plan. At this point, 2 of the buildings have been constructed. The proposed building footprint has not changed from the original land development plan and the building itself when it was approved always had a school in it. Originally 60% of the building was going to be school and





there was going to be some other tenants in the building as well. As the complex has grown, they have decided to commit the entire building to education with no additional tenants. The footprint of the building is approximately 29,000 square feet including a sound proof room to be utilized by Clair for demonstration space and a training space as part of the education plan that was in the original plans that got approved. Clair is currently allowed to demonstrate sound systems in their current building which is not soundproof. The purpose is actually to take what is currently happening at Clair and move it into an appropriately soundproofed space on the campus which will be subject to all of the rules associated with the campus. The rest of the footprint for the building is associated with the school. The purpose of the school is to partner with a university based out of the UK that works on training students specifically for this industry and it is a school focused on the live event industry. The concept is that the students come and while being students they will also be working with companies within the industry. The students will be getting access to all the companies, their gear, and employees of the broader community. In terms the footprint you will see some large, open spaces because the intention is to create big production spaces for them to practice along with 5 classrooms. The plan is to start small with up to 20 students with plans to slowly grow from there. B. Harris asked how long the training would be. Shirk stated that they are looking at a combination of certification-type courses but it would be a 2 year and 4 year degree program as they build up the program and get through the licensing that is required to do so. D. Garrett asked if there are entrance requirements for the programs. Shirk stated that students will apply and they will go through an admissions process. They are looking to partner with an existing university to run all of the student admissions and state regulations requirements such that it will be run like a normal university. Garrett asked if the program will have accreditation to which Shirk confirmed the program will be accredited. Craig Kimmel asked if the students will live off campus and commute for class. Shirk stated that the partnership they are working on would be that the students would spend some of their time at a separate university for their general education courses. They are looking at having a transportation system from that school such that they wouldn't have every student driving to the campus. Shirk stated that the ordinance requirement for parking is 10 spaces but they are proposing 50 spaces, although they do have shared parking across the campus. The 10 spaces is set on the actual requirements of the conditional use. S. Rider stated that the ordinance requires 1 off-street parking space for each 3 students enrolled in the school 10<sup>th</sup> grade and above. B. Harris asked if the professors will be professors from the other college. Shirk stated that they will work with the university to hire industry professionals or folks that have more specific programming and training to the degree. All staff requirements by the accreditation will be located off site with this facility being more of a satellite campus. Students will likely spend the last 2 years of their program at the satellite facility with 1-2 days a week in the first 2 years of the program. D. Garrett asked what the degree will be. Shirk stated that it will be a 2 year Associates and a 4 Year Bachelor's degree in Live Event Production. The student would be getting their degree from the broader institution. They are modeling this after a program that has been in operation for over 10 years in the United Kingdom called Backstage Academy. B. Harris mentioned that one of the comments from ELA was to update the master plan and it will get updated over the next couple months. A. Shirk mentioned that they have purchased Specialty Bakers and they are working on improvements and they want to integrate that into the master plan. Clair Global was the 4<sup>th</sup> and final building that had been approved with their initial land development plan so they are making some adjustments to figure out what their needs look like in the post-pandemic world and so they decided it was time to come back and do an overall review of the overall plan. Their intentions would be to bring them back within the next month or two. C. Kimmel asked what the maximum capacity would be for the program within the context of the proposed building. Shirk stated the intention would be approximately 50 students. T. Zug asked what the hours for the school would be. Shirk stated they are looking at 8:00 a.m. till 10:00 p.m. On a motion by C. Kimmel and seconded by D. Garrett the Board unanimously approved the 6 month extension and were supportive of the conditional use application for an educational facility.

**DISCUSSION ON THE HEALTHY COMMUNITIES OUTREACH SERIES HELD AT LISTRAK ON 9/12, 10/17, AND 11/14/2022:** B. Harris stated that St. Johns Church is doing a Healthy Communities series. Alice Yoder from Lancaster General Health presented at the September meeting which was really good. Some members of the Lancaster County Planning Commission are speaking in October and then the November

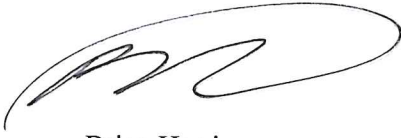
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session is going to be a couple municipal managers presenting. They are trying to get the word out heading into the comprehensive plan update next year. Harris mentioned that the key takeaway from the September meeting was that unless you are in municipal government you really do not know the impact of your subdivision and land development ordinance and zoning, etc. The sessions are free and are being held at Listrak.

**NEXT MEETING:** October 26, 2022 at 7:00 p.m.

**ADJOURNMENT:** On a motion by D. Garrett and seconded by C. Kimmel, the meeting was adjourned at 7:20 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'BH' with a large loop, enclosed within a thin oval border.

Brian Harris  
Township Manager