

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES
March 25, 2015

Thomas Zug, Chairman, convened the March 25, 2015 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Jane Windlebleck, John Gazsi, Craig Kimmel, Kenneth Eshleman, Daniel Garrett, Kenneth Kauffman, Marcello Medini, Daniel L. Zimmerman Township Manager, Joel Young representing Rettew Associates, and Joe Russell 4116 S. 3rd St., Jacksonville, FL.

APPROVAL OF MINUTES: There is a change to the February 25, 2015 meeting minutes as Craig Kimmel and Kenneth Kauffman were listed as in attendance and they were absent at the meeting. Minutes stand approved with the stated revision.

CONSIDER THE CONDITIONAL USE APPLICATION FOR SDR DEVELOPMENT, INC.: Caroline Hoffer, Joel Young, and Joe Russell are here to receive a Conditional Use Application as well as a Master Plan recommendation for the SDR Development. Young gave a brief overview of how an SDR Development operates. Young stated the facility would be located at an ideal location as it would be near Traditions of American, Heart of Lancaster, and various other medical facilities. The facility would also have good connections to roads that have recently been upgraded in the Township and also to major roads such as Lititz Pike. There would also be pedestrian connections as Signature will tie in walkways both on Buckwalter Road and Millport Road to Traditions of America and the Heart of Lancaster walkways already established. There is also public transportation that serves the area.

Young stated the lot size is 11.29 acres. The facility would be one story which complies with the maximum height of 45 feet unless in the airport safety zone. The coverage of the facility is 26.3% which is over the 10% allowed by the Ordinance and to go beyond this the applicant must purchase TDR's which the applicant is willing to do. All setbacks are adhered to as per zoning. The applicant is looking to propose a storm water basin in the lower portion of the property. Water and sewer capacity requests have been submitted.

Young reviewed some items from ELA's letter dated March 20, 2015. Regarding access for fire trucks and delivery trucks, Young stated this will be submitted with the Land Development Plan. Signs will be utilized to depict parking for visitors and parking for employees. There would be 18 parking spaces for employees and the remaining 68 spaces would be in the front for visitors. A Commissioner inquired how many people will be employed at the facility. Russell stated there will be three shifts of approximately 12 employees per shift and up to 18 during peak hours. The question was then raised as to the ratio of patient to employee and this was unknown at this time. A Commissioner questioned as

to where employees were to park if there only 22 employee spaces when a shift change occurs. Russell stated he would do more research on the shifts as he felt not all 18 employees would leave at the same time. Another concern with the employee parking is that it is a dead end so employees would have to back up into the service area to depart. A Commissioner inquired if the entrance to the facility could be shifted to facilitate future development on Millport Road.

Zimmerman inquired as to what the building materials consisted of. Russell stated there are very much like those of Traditions of America which consist of stone, brick, and stucco.

A Commissioner inquired if there was any thought given to creating a safe outdoor walkway away from the highway for those residents who are not of a security concern and are able to ambulate on their own. He also inquired if any thought given on how to safely cross Millport Road if there were a connection in the future.

On a motion by Kimmel, seconded by Kauffman, the Commission unanimously voted to accept the Conditional Use Application for SDR Development, Inc. subject to ELA's comments and follow-up questions from the Commission.

On a motion by Kimmel, seconded by Kauffman, the Commission unanimously approved the Master Plan for SDR Development, Inc.

CONSIDER THE AMENDMENT TO THE ZONING ORDINANCE: Zimmerman stated this amendment includes pets, flag lots, and cell tower regulations. On a motion by Garrett, seconded by Windlebleck, the Commission unanimously approved the Amendment to the Zoning Ordinance.

OTHER BUSINESS TO COME BEFORE THE BOARD: Zimmerman stated there was a Rails to Trails property owner meeting on Tuesday, March 24, 2015. He stated it was a positive meeting and he would bring the schedule to the Planning Commission at a future meeting.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Daniel L. Zimmerman,
Township Manager