

WARWICK TOWNSHIP BOARD OF SUPERVISORS
Warwick Township Municipal Building
Meeting Minutes
June 17, 2020

W. Logan Myers, III convened the June 17, 2020 Warwick Township Board of Supervisors meeting to order at 7:00 p.m. In attendance were Supervisors Logan Myers, Kenneth Eshleman, Herbert Flosdorf, Jeffrey Tennis, and Kelly Gutshall. Also in attendance were Daniel L. Zimmerman, Township Manager; Patrick Barrett, Assistant Township Manager; Tom Zorbaugh, Code and Zoning Officer, Chuck Haley with ELA Group; Clarence Martin, 846 Orchard Road, Lititz; Michael Fyock, 1101 Orchard Road, Lititz; Randy Hess, 15 Meadow Lane, Lancaster; Chris Venarchick with RGS Associates; Laura Knowles from the Lititz Record Express; and Allan Martin, 937 E. Newport Road, Lititz.

PUBLIC HEARING: CONDITIONAL USE APPLICATION FROM ELI & ANNA ESH SEEKING APPROVAL UNDER SECTION 340-11D AND SECTION 340-96 OF THE WARWICK TOWNSHIP ZONING ORDINANCE PERTAINING TO SINGLE FAMILY DETACHED DWELLING IN THE AGRICULTURAL ZONE: John Williamson with Team Ag will present the project to the Board. He stated the property is located at 945 Disston View Drive. J. Williamson stated there is an existing house and a garage with an apartment that the Applicant would like to remove on the north side of the property. On the opposite side of the road the Applicant would like to construct two new dwellings, 10 feet apart, attached by a 10 foot wide breezeway. D. Zimmerman stated Staff would recommend the driveway location be modified. There is an existing driveway on the south side of Disston View Drive which could be utilized by the proposed dwelling units. If the second driveway is needed by the Applicant, then it should be modified in order to be less intrusive to the character of a farm. In addition, the Applicant should verify that a primary and secondary well and septic system is feasible within the maximum two-acre area that can be utilized for the residential use. The Board had questions regarding water and sewer service which were answered to their satisfaction. One condition the Board made was that only family members may reside in the dwelling.

On a motion by K. Eshleman, seconded by H. Flosdorf, the Board unanimously voted to close the hearing.

CONSIDER THE REQUEST BY LITITZ LAND TRUST FOR REDUCTION OF LETTER OF CREDIT FOR PHASES 1 & 2: On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved the request by Lititz Land Trust for the Reduction of the Letter of Credit for Phases 1 & 2.

CONSIDER THE REQUEST BY TRADITIONS OF AMERICA TO REDUCE THE LETTER OF CREDIT FOR PHASES 1-4: D. Zimmerman stated he was informed late this afternoon that Traditions of America requested to table this item for tonight's meeting.

CONSIDER RECOMMENDATION TO ACCEPT 18 MONTH GUARANTEE FOR TRADITIONS OF AMERICA FOR MILLPORT ROAD: On a motion by H. Flosdorf, seconded by J. Tennis, the Board unanimously approved to accept the 18 month guarantee for Traditions of America for Millport Road.

CONSIDER THE REQUEST BY TRADITIONS OF AMERICA TO REDUCE THE LETTER OF CREDIT FOR PHASE 5: D. Zimmerman stated he was informed late this afternoon that Traditions of America requested to table this item for tonight's meeting.

CONSIDER THE PRELIMINARY PLAN FOR ORCHARD ROAD SUBDIVISION, PREPARED BY RGS ASSOCIATES, DATED 10/23/19: Chris Venarchick with RGS Associates and the Applicant Randy Hess were present to review the plan before the Board. C. Venarchick stated he has been working with Staff through reviews with ELA trying to address the comments regarding the project. The sewer and water module were conditionally approved at the WTMA meeting on April 21, 2020. The Applicant will give a contribution to upgrade the water system to account for the project. There were some questions about the utilities along Orchard Road. Some of these utilities will be shifted to the north side of the road to try and minimize the disturbance to Orchard Road. Another comment from ELA, some residents as well as the Township Staff was regarding access to the Gerhart property to the north. If this connection cannot be made now, the plan is laid out that a connection can be made in the future.

For stormwater management, there will be two stormwater facilities that flank Street A which will pick up drainage from the north and will be released through a pipe system along Orchard Road. As part of the design, inlets will be introduced which will also collect drainage along Orchard Road. Orchard Road will be widened and curbing is also being proposed along the property frontage. The water will be discharged on the south side of Orchard Road. To the west of the property there is a tiered system handling the stormwater and discharging it to another facility before it gets to the neighboring property. It was designed so the water is being released in a flow rate that is less than or equal to the pre-development condition. There was back and forth discussion on the HOA being in charge of the stormwater maintenance. A compromise was eventually reached.

A traffic study was prepared which showed a minor need for improvement to the southwest at Orchard Road and 772. The Applicant has looked into the design and construction to introduce a turn lane at this intersection. The intersection at Brunnerville Road and Newport Road was also looked at which showed there is a minor influence here as well. As a result, the Applicant is looking to possibly give a contribution to help upgrade this intersection.

C. Venarchick is aware that residents have expressed concerns regarding safety on Orchard Road. In addition to the widening of Orchard Road and the placement of curbing along the frontage of the property, there will be sidewalk installed along the entire frontage of the property to allow pedestrians to get off of Orchard Road. Another discussion included the potential to extend a trail from the development to Newport Road on the west side of Orchard Road.

M. Fyock had concerns regarding stormwater, and the depth of lots 35, 36, 37 & 38 extending to the stream at the end of his property and the possibility of people then coming onto his property. R. Hess wanted the extra lot depth to offer a variety in lot size. There was a back and forth discussion on the depth of these lots. A change in the lot depth was proposed so a waiver would not be required as the lots would then conform to the ordinance.

C. Martin had concerns regarding traffic and speeding along Orchard Road.

The Board gave preliminary approval of the Orchard Road Subdivision Plan with the feasibility of exploring the following two conditions: 1. That there be a connection to Wood View Drive and 2. That a pedestrian path be constructed along Orchard Road. R. Hess stated he would be willing to look at installing a pedestrian path however there would be a lot of work involved in obtaining the right-of-ways that would be required. H. Flisdorf stated the Township should be willing to assist with that process. The developer could be credited for his recreation obligation.

On a motion by H. Flisdorf, seconded by J. Tennis, the Board unanimously approved the following waivers:

- Section 285-27.M- Permanent Cul-De-sac Street
- Section 285-29.D(7)-Remaining Lands
- Section 270-32.A(2)(C)-Loading Ratio
- Section 270-35.I-Impervious Coverage

On a motion by H. Flisdorf, seconded by J. Tennis, the Board unanimously denied the following waiver:

- Section 285-29.D(3)-Average Lot Depth

L. Myers thanked everyone for expressing their opinions and coming out for the meeting.

DISCUSSION ON EMERGENCY DECLARATION RELATING TO COVID-19 SITUATION: D. Zimmerman recommended not lifting the emergency declaration at this time.

APPROVAL OF MINUTES: On a motion by K. Eshleman, seconded by J. Tennis, the Board unanimously approved the minutes as submitted.

TREASURER'S REPORT: On a motion by J. Tennis, seconded by K. Gutshall, the Board unanimously approved the Treasurer's Report.

PAYMENT OF BILLS: On a motion by J. Tennis, seconded by K. Eshleman, the Board unanimously approved the Payment of the Bills.

MANAGER'S REPORT: Financial Outlook: Statement for June shows the Township is at 49% of revenue and 45% for expenditures.

6th Street Project: Contractor started work on June 15th at Woodcrest and 6th Street.

Covid-19: When Lancaster County transitions to green, the WRRC is slated to meet to review the use of recreation facilities.

Reimbursement for Covid-19 impact: Staff understands that the Township would be eligible for reimbursement for certain costs associated with the pandemic. Attempts are being made to get information from the county on the process on how to receive this money.

Strategic Plan: The Economic and Housing Committee will have a Zoom meeting on June 18th at 7:30 a.m.

TAX COLLECTOR'S REPORT: On a motion by K. Eshleman, seconded by J. Tennis, the Board unanimously approved the Tax Collector's Report.

PUBLIC WORKS REPORT: The Board reviewed J. Minnich's June report.

POLICE DEPARTEMENT REPORT: The Board reviewed the Report to the Commission and the Agency Accountability Report for June.

ZONING OFFICER'S REPORT: T. Zorbaugh reviewed his report with the Board.

WESC/EMC REPORT: The Board reviewed D. Ober's 2020 WESC Fire Commissioner Report.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager