

WARWICK TOWNSHIP BOARD OF SUPERVISORS

May 19, 2021

7:00 p.m.

Warwick Township Municipal Building

Chairman Kenneth Eshelman convened the May 19, 2021 meeting of the Warwick Township Board of Supervisors at 7:00 p.m. In attendance were Supervisors Kenneth Eshelman, Herbert Flosdorf, Logan Myers, Jeffrey Tennis, and Kelly Gutshall. Also in attendance were Daniel Zimmerman, Township Manager; Patrick Barrett, Assistant Township Manager; Jason Minnich, Public Works Superintendent; Chuck Haley with ELA; David Trimble of 349 W. Woods Drive, Lititz; Bill Gretton of 592 Allegiance Drive, Lititz; Laura Dobbin of 588 Allegiance Drive, Lititz; Brian Donmoyer of 59 Pebble Creek Drive, Lititz; Joe & Natalie Bennett of 1313 Bunny View Drive, Lititz; Bob & Barb Nissly of 35 Duffield Drive, Lititz; and Jon Whittington of 376 Crosswinds Drive, Lititz.

GUEST RECOGNITION: Bill Gretton, President of the HOA at TOA, thanked the Board and other Township officials for their response to their concerns they had addressed before the Board last month as well as expressing his ongoing concern about the trail.

Joe Bennett of 1313 Bunny View Drive spoke about the Constitution and the government and presented a memo outlining their opinions.

PUBLIC HEARING ON AN ORDINANCE TO AMEND THE WARWICK TOWNSHIP ZONING ORDINANCE TO REVISE SIGN REGULATIONS, REGULATIONS GOVERNING HISTORIC STRUCTURES, AND CLARIFYING REGULATION CONCERNING FLAG LOTS: D. Zimmerman stated the update to the signage regulation is mainly due to some issues that have arisen in the Township and will standardize the type of signs that can occur in a residential zone. In addition, some regulations are being added regarding historic structures. The ordinance would now require a Class I or II structure, whether it is a primary or accessory structure, to have a Conditional Use review of the structure before it can be demolished. There was also a clarification on flag lot usage within the districts that are allowed flag lots which are R1, Rural Estate and Ag.

H. Flosdorf felt the definition for historic structures was too broad in that it could also include a Class III, Class IV, or Class V structure. However the intent was to have the ordinance only for Class I and II structures. P. Barrett stated the Township's Solicitor added the additional wording to the definition. H. Flosdorf felt the historical survey can be referred to and it should state any future amendments to the Class I and Class II structures. D. Zimmerman stated this will be amended and brought back before the Board for review.

On a motion by L. Myers, seconded by J. Tennis, the Board unanimously voted to close the hearing.

CONSIDER THE WEST WOODS DRIVE FINAL PLAN, PREPARED BY HARBOR ENGINEERING DATED 10/12/2018: Steve Gergely with Harbor Engineering was present to review the plan before the Board. Also present were Mark Will with WT Partners, Mark Stevens equitable owner of the property, and David Trimble owner of the property as well as an adjoining property owner. S. Gergely stated the property is four acres in size and located on the north side of W. Woods Drive. It is a largely wooded area with some wetlands. The proposal is for a seven lot subdivision plan with a private street off of W. Woods Drive. The lots would be serviced with public water and sewer. For stormwater management, two detention basins are being proposed at the western end of the property that will discharge into the existing wetland areas. Also being proposed are a number of BMP planting areas as well as a

Riparian buffer. The wetland areas will be placed in a conservation easement. Approximately 25% of the trees on site will need to be retained. K. Gutshall inquired what the extent of the HOA responsibilities would be. S. Gergely replied they would be mainly responsible for road maintenance. Individual lot owners that contain the stormwater basins are responsible for those basins, and each lot owner is responsible for the buffer plantings located on their lot. L. Myers was concerned about the maintenance of the large basin on Lot 7 and the homeowner being responsible for this. M. Will stated the agreement could be modified to say the mowing of the basin is the homeowner's responsibility however any repair would be spread out among all of the homeowner's. H. Flosdorf was concerned about the building envelope of Lot 1 and inquired if there was the possibility of decreasing the lot sizes of two through four to provide for more yard area for this particular lot. S. Gergely did not think this would be possible and still comply with the zoning ordinance. K. Gutshall was concerned with the homeowner's knowing where the "mow areas" were in relationship to the areas that are going to be managed and making sure these areas are managed in some form. S. Gergely stated the stormwater plan can be updated to clarify the "no mow zone" and the maintenance responsibility.

The following waivers are being requested:

Section 285-11.C(3)-Existing features within 200 feet of the subject tract.

Section 285-36.C- Fee in lieu of parkland dedication.

Section 285-14.E-Fee in lieu of traffic study impact.

Section 285.27.B-Private street standards.

Section 285.27.J(3)-Improvements to existing streets

Section 285-28.B.1.d-Sidewalks

Section 285-28.C-Curbs

Section 285-29.D(6)-Reverse frontage lots.

The following waivers are being requested with regards to stormwater management:

Section 270-37.A.(1)-Volume control.

Section 270-33.B-Rate control.

Section 270-34.G-Minimum floor elevations.

Section 270-34.C.1-Conveyance facility design.

On a motion by H. Flosdorf, seconded by K. Gutshall, the Board unanimously approved the requested waivers as per the ELA Letter dated May 1, 2020.

On a motion by L. Myers, seconded by J. Tennis, the Board unanimously approved the West Woods Drive Final Plan, prepared by Harbor Engineering, dated 10/12/2018 per the ELA Letter dated May 1, 2018 and per the conditions outlined on the letter from the Township Staff dated May 13, 2021.

CONSIDER ORDINANCE 296 AMENDING THE WARWICK TOWNSHIP ZONING ORDINANCE: This item will be deferred until next month.

CONSIDER RESOLUTION 05-19-21-01 AUTHORIZING RACP FUNDING FOR THE COMPASS MILL PROJECT:

On a motion by L. Myers, seconded by H. Flosdorf, the Board unanimously approved Resolution 05-19-21-01 authorizing RACP Funding for the Compass Mill Project.

CONSIDER RESOLUTION 05-19-21-02 AUTHORIZING RACP FUNDING FOR THE ROCK LITITZ PROJECT: On

a motion by J. Tennis, seconded by H. Flosdorf, the Board unanimously approved Resolution 05-19-21-02 authorizing RACP Funding for the Rock Lititz Project.

CONSIDER BIDS SUBMITTED FOR THE ORANGE STREET AND SIXTH STREET PROJECT: D. Zimmerman stated the recommendation is for BR Kreider who is also the contractor for Siegrist Farm Road.

On a motion by H. Flosdorf, seconded by J. Tennis, the Board unanimously approved awarding the bid in the amount of \$623,105.00 for the Orange Street and Sixth Street Project to BR Kreider.

ACKNOWLEDGE RECEIPT OF THE BAUM FARM AGRICULTURAL SECURITY AREA PETITION:

D. Zimmerman stated this is the first step in allowing his 26 acres, 10 of which are in Manheim Township, to be preserved.

APPROVAL OF MINUTES: On a motion by L. Myers, seconded by J. Tennis, the Board unanimously approved the April 7, 2021 and April 21, 2021 minutes as submitted.

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

PAYMENT OF BILLS: On a motion by L. Myers, seconded by K. Gutshall, the Board unanimously approved the Payment of the Bills.

MANAGER'S REPORT: Blessings of Hope- The appeal has been filed.

Bids on Electrical Service- This is done every two years. A bid will also be provided for solar.

6 & 8 Sensenich Drive-The engineering report is provided. The property owners are soliciting quotes for the work to be completed.

TOA-D. Zimmerman stated a punch list has been created and given to TOA representatives and outlines some timelines for completing items from Phases 1-4.

Roundabout Projects-The roundabout at Clay Road and Rothsville Road is 99% complete. It is anticipated to have the final inspection with PennDOT next week. At the roundabout at Sixth Street and Woodcrest Avenue five of the ten lights are up. Two of the remaining five showed up today so three still need to be placed.

Carpenter Road-The bridge will be closed on Friday, June 4th. The detour for Lincoln Road will be in place June 10th.

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

PUBLIC WORKS REPORT: J. Minnich highlighted the following from his report:

- April was spent getting the roads ready for the ultra-thin application.

- Annual spring cleaning was completed at the park facilities which included cleaning the bathrooms and kitchen areas and mulching.

POLICE DEPARTMENT REPORT: D. Zimmerman stated the audit was completed and the department is in a strong financial position.

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

WESC/EMC REPORT: D. Zimmerman stated he met the new part-time employee who will be assisting D. Ober and he will go before the WESC Board on June 7th. He will work two days a week for a total of 16 hours.

Board of Supervisors
May 19, 2021

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Daniel L. Zimmerman,
Township Manager