

WARWICK TOWNSHIP BOARD OF SUPERVISORS
MAY 3, 2023
7:00 a.m.
MEETING HELD BY VIRTUAL FORMAT

Chairman Kenneth Eshleman convened the May 3, 2023 meeting of the Warwick Township Board of Supervisors at 7:00 a.m. In attendance were Supervisors Ken Eshleman, Ken Kauffman, Jeremy Strathmeyer, Kelly Gutshall, and Jeff Tennis. Also in attendance were Brian Harris, Township Manager; Pat Barrett, Assistant Township Manager; Chuck Haley, Township Engineer; Barb Kreider, Assistant Secretary; Dave Madary, Madary Engineering & Design, LLC; Andrea Shirk, President and CEO of Rock Lititz; Kevin Varner, Diehm & Sons; Henry Gibbel, President and CEO of Lititz Mutual; Suzi Meyer, General Manager for Rock Lititz and Laura Knowles, Lititz Record.

REVIEW OF THE REVISED ROCK LITITZ CAMPUS MASTER PLAN PREPARED BY MADARY ENGINEERING & DESIGN LLC, DATED 4/17/2023: B. Harris stated that the Clair building was in front of the Board of Supervisors meeting last month and it did receive conditional approval. At the most recent Planning Commission meeting Dave Madary and Andrea Shirk were present to go over the master plan and the traffic plan. The Planning Commission did look favorably at the draft master plan at their last meeting. Dave Madary gave an overview of the Master Plan which is not significantly different than what the board has seen before. They are doing the next phase of floodplain restoration from the Rock Lititz Campus down to Route 501. Madary mentioned the purchase of the Specialty Baker property and the potential expansion further east. The Rock Lititz campus is expanding in two areas, the Specialty Baker property and the 1 Ellen Avenue Clair Global property. Madary stated that the main focus of this master plan update was to focus on traffic access and circulation. They are looking to extend Mark V up into the Rock Lititz Campus and add a piece of Touring Boulevard on the west end of Pod 2. Madary shared the plan to incorporate a trail along the floodplain internally at the campus extending to a walk along Touring Boulevard, currently Mark V, and then out to Route 501. Their intent would be to extend walkways north and south along the west site of Route 501 to potentially connect to 2 and 4 Wynfield Drive. The desire of Rock Lititz is to not construct those sidewalks until there is sidewalk to connect to. Harris mentioned a potential deferment on sidewalks until a year after the Clair Global building is constructed. K. Kauffman shared he doesn't think you could get the sidewalks in soon enough. Madary reviewed the proposed loop that would allow vehicles to enter and exit from Touring Boulevard or Production Drive onto Toll Gate. The intent is for the tractor trailers to use that loop and stay out of the core of the campus. They also want to reconfigure some of the parking in the core part of the campus so that it is car oriented and prohibits trucks from passing through. The plan is to create a green space in the core of the campus creating a quad type feel. There was a discussion regarding the overall parking for the campus. Harris mentioned the floodplain restoration and the benefits of the restoration, including the stormwater benefit to Rock Lititz as well as the adjoining neighbors at 2-12 Wynfield Drive. Harris will be meeting with those adjacent property owners to discuss the floodplain restoration and the associated easements. There was a brief discussion regarding the potential for a traffic signal at Mark V and Route 501. Madary reviewed the construction schedule. He also mentioned the potential expansion of Hotel Rock Lititz. Henry Gibbel asked about the benefit of the floodplain restoration being parlayed to the adjacent property owners. Harris stated that Rock Lititz will benefit the most from the restoration based on their participation in the Keystone Communities grant application and approval. D. Madary did quantify the benefits to the adjacent property owners. Harris mentioned an increase of approximately 3 acres in impervious surface for 2, 4, and 6 Wynfield Drive owned by Lititz Mutual. D. Madary reviewed how they calculated the additional impervious surface and how that benefits the properties involved. Gibbel shared the status of the proposed plan for their properties.

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On a motion by K. Kauffman and seconded by J. Strathmeyer, the Board approved the revised Rock Lititz Master Plan based on the April 21, 2023 ELA letter. K. Gutshall abstained.

CONSIDER TIME EXTENSION REQUEST FOR THE MICHAEL PALASZ PLAN: Kevin Varner gave an overview of the project and the reasoning behind the time extension request. There was a discussion on requirements for updating the plan based on ordinance changes and the potential for scrapping the plan altogether. C. Haley suggested Varner discussing recording the plan now and being grandfathered into the current ordinances with Dr. Palasz. Varner did mention that the acquisition for what is needed to construct the sidewalk is in place. On a motion by J. Tennis and seconded by K. Gutshall, the Board unanimously approved the time extension request for the Michael Palasz plan.

CONSIDER RESOLUTION 05-03-23-01 FOR A SUPPLEMENTAL BENEFIT PLAN FOR THE TOWNSHIP

MANAGER: K. Eshleman gave an overview of the supplemental benefit plan for B. Harris. He stated the specifics of the plan will be determined after the approval of the resolution. Ken also mentioned that this is the same process that was done for the previous township manager. On a motion by J. Tennis and seconded by K. Kauffman, the Board unanimously approved Resolution 05-03-23-01 for a supplemental benefit plan for the Township Manager.

CONSIDER DRAFT FILING OF ACTION FOR A NON-COMPLIANT PROPERTY ON SKYVIEW LANE

REGARDING SEPTIC PUMPING: B. Harris reviewed the details of this property and their non-compliance with the township on-lot sewage system ordinance. K. Gutshall asked how the township knows if a septic system has been pumped. Harris confirmed that a manifest is submitted to the township by the septage hauler. On a motion by J. Strathmeyer and seconded by K. Gutshall, the Board unanimously approved the authorization of a filing on 113 Skyview Lane, Lititz in accordance with the Township's On-lot Sewage Ordinance.

CONSIDER MEETING SCHEDULE REQUEST BY SOCCER SHOTS: B. Harris stated that Krista Scheffey requested to use some grassy areas of Saylor Park from June 19, 2023 to August 7, 2023 in the evening to do soccer clinics. K. Gutshall asked about the parking area and pump station completion at Saylor Park. Harris noted that the parking lot should be back to normal soon but there continues to be delays with getting the pumps that were specked out for the pump station. On a motion by K. Gutshall and seconded by J. Tennis, the Board unanimously approved the meeting schedule request by Soccer Shots for June 19, 2023 till August 7, 2023.

CONSIDER PARTICIPATE IN THE ACT 167 FOR A WATERSHED-BASED STORMWATER MANAGEMENT

PLAN UPDATE: B. Harris stated that the township received a letter from the Lancaster County Planning Department asking for support for the county to look at a watershed-based stormwater management plan or Act 167 plan. Harris mentioned having spoken to Mike LaSala at LandStudies and that everyone is supporting this idea. Will Clark from the county did ask that if the municipalities do support and endorse the study of the watershed-based permit that the township memorialize it with a letter. There was a discussion on the process and the input from the municipalities. On a motion by J. Strathmeyer and seconded by K. Kauffman, the Board approved the participation in the Act 167 Watershed-Based Stormwater Management Plan update. K. Gutshall abstained.

B. Harris also mentioned that they are also looking at the recalibration of the urban growth boundaries which hasn't been studied in the past 30 years. This is timely because the township is going through its' comprehensive plan update.

STRENGTHENING COMMUNITY 2030 MEETING SCHEDULE UPDATES: B. Harris included the information in the board packets. Harris shared a thank you to Laura Knowles for her continued coverage of this program.

CONSIDER MEETING TO DISCUSS THE FUTURE PROPOSAL FOR THE BUCK HILL PROPERTY: Harris mentioned meeting with K. Eshleman, K. Gutshall, T. Zug, C. Kimmel, township staff and the Buckwalter family

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approximately one year ago and the request from the Buckwalter family to meet again.. A few dates have been suggested for a possible meeting to discuss the property again.

NOTIFICATION FROM SRBC REGARDING GRANT AWARD FOR THE BALLSTOWN ROAD FLOODPLAIN

RESTORATION: B. Harris mentioned having a call from Meghan Blackman from the Clean Water Partners to talk through the logistics of working with two different sources of money, one being \$175,000.00 to do work on the back side of the pond on Millport Conservancy. With the Clean Water Partner funding the permit has already been received and typically the township works with a contractor from the Fish and Wildlife Service where they come in and do the work without going out to bid. One of the requirements of the Clean Water Partners is prevailing wages have to be paid so that needs to be worked through. The question of whether both projects get done at the same time was discussed. Clean Water Partners would prefer that the Millport project get completed first. In the case of the SRBC funding the application was for design, permitting and construction with an anticipated time of mid to late 2024 for work to be done. The township is trying to piggyback this funding with some additional funding that was applied for. Assuming the township does not get any additional funding we will design and permit the entire reach and do what can be done with that funding. When additional funds are received we just remobilize and continue. The first phase would tackle the portion where Lititz Run bends and hits Ballstown Road which is a main priority from an infrastructure standpoint. K. Gutshall asked how soon the county money needs to be spent. At this point we are waiting on how quickly Fish and Wildlife can fit it into their schedule. There was a discussion on the SRBC funding.

REVIEW OF THE LRWA AGENDA: B. Harris included this because they are going to be doing a tour of the Rock Lititz floodplain on May 17, 2023 at 6:00 p.m. to see what was done and what will be happening moving forward. Harris invited the board members to join the tour if they are interested.

K. Kauffman mentioned the privatization of some of the utilities and he would like to make that the township follows up on that and that there are practices in place to prevent that from occurring in our township and our residents. He just wants to make sure it gets talked about. This was a topic presented at PSATS. There was a lengthy discussion on this topic between board members. B. Harris will work on planning a tour of the wastewater plant.

EXECUTIVE SESSION: The Board recessed for an executive session to discuss personnel. No action was taken following this Executive Session.

ADJOURNMENT: On a motion by K. Kauffman and seconded by K. Gutshall, the meeting was adjourned at 8:27 p.m.

Respectfully submitted,

Brian Harris,
Township Manager