

WARWICK TOWNSHIP BOARD OF SUPERVISORS MEETING
MARCH 6, 2024
7:00 A.M.
MEETING HELD BY VIRTUAL FORMAT

Chairman Ken Eshleman convened the March 6, 2024 meeting of the Board of Supervisors at 7:00 a.m. In attendance were supervisors Ken Eshleman, Kelly Gutshall, Ken Kauffman, Jeff Tennis, and Jeremy Strathmeyer. Also in attendance were Brian Harris, Township Supervisor; Pat Barrett, Assistant Township Manager; Chuck Haley, Township Engineer; Laura Knowles, Lititz Record, Alex Piehl, RGS Associates; Anthony Petersheim, Lancaster Design Build;; Devin Donmoyer, RGS Associates; and Catherine Stoner.

CONSIDER MOTION TO APPROVE THE LISTRAK CONDITIONAL USE DECISION: B. Harris noted that the Board of Supervisors held a public hearing at the February 21, 2024 meeting for a Conditional Use for Listrak for some recreational space as well as some internal classroom space. Harris indicated that a decision would be prepared for the March 6th or March 20th meeting. A draft decision was included in the packet. Harris stated that K. Eshleman, K. Gutshall, and K. Kauffman were present at that hearing so they will be the only supervisors voting on the decision. Harris noted the condition that only the Lancaster Inferno Soccer Club is permitted to use the field. On a motion by K. Kauffman and seconded by K. Gutshall, the board approved the Listrak Conditional Use Decision in a 3-0 vote with J. Tennis and J. Strathmeyer abstaining.

CONSIDER MOTION TO APPROVE THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN AND ASSOCIATED WAIVERS FOR LC STORAGE: B. Harris referred to the ELA letter dated February 22, 2024 that was included in the packet regarding the preliminary/final land development plan for LC Storage. The property is located in back of Orrstown Bank off of West Woods Drive. The applicant has been before the Planning Commission a few times. They brought a sketch plan to the Planning Commission at their February meeting. The plan consists of four different buildings with a total of 64 storage units. Harris noted that the parking requirements would be one space for every 25 units. One of the comments that the Planning Commission had was regarding the turnaround areas on the site and making sure there is significant signage to prevent the parking of boards or recreational vehicles.

Alex Piehl noted that the plan started off as a sketch plan that went to the Planning Commission and Supervisors last year then they moved on to a special exception as a mini warehouse which was approved the Zoning Hearing Board along with a variance to not require an on-site manager. Piehl noted that the facility would utilize the existing driveway to Orrstown Bank as their entrance also. He also stated that the access was designed for future development to the west so it was already stubbed. The access would run up to a rising gate and then enter the facility. There will be plenty of room to stop while the gate is opened and then enter into the facility. Piehl reviewed the plan further highlighting the proposed fencing around the property, the location of the 4 buildings, parking areas and areas for turnarounds. Piehl stated that there will be additional buffering along the western edge of the property because it abuts to a residentially zoned property. Alex reviewed the stormwater facilities for the property which were all counted for when Orrstown Bank was designed. There will be bollards on the corners of the buildings. Hours of operation and the proposed lighting for the facility were discussed. K. Gutshall suggested the lights be put on motion sensors so that they do not have to be on all the time. There was a brief discussion regarding security measures for the facility. Piehl shared a rendering of what the buildings will

look like and so landscape buffers between Orrstown Bank and the facility. K. Gutshall asked about whether box trucks have room to pass each other within the facility. Piehl reviewed the turning exhibit and stated that the ordinance requires 30 feet between the buildings. A. Piehl reviewed the lighting plan for the Board.

Devin Donmoyer joined the call. He reviewed the contract with Scenic Ridge for security cameras which zoning requested since there is no on-site manager. Donmoyer also noted that whatever is planned for lighting is suitable he just wants to ensure there is enough lighting throughout. The hours of operation would be 6 a.m. till 10:00 p.m. The buildings will be made from steel and he believes the buildings are 9½ feet tall. Donmoyer noted that there will be a key fob to open the gate to get access to the site with a sensor to open the gate when you leave. The individual units will have locks provided by the tenant to secure the doors. Donmoyer stated that there would be shared signage with Orrstown Bank along Lititz Pike, but they have not determined additional signage yet. Donmoyer had no problem with some additional plantings between building 4 and Orrstown Bank.

Alex noted that they will work through the comments on the ELA letter dated February 22, 2024. He reviewed the waivers that are being requested. The first of those waivers is for the preliminary plan application. This is fairly standard being this is a single phase project to go straight to a preliminary/final plan. There will need to be a slight modification to the stormwater easement at the corner of building 4 which is where an inlet for Orrstown Bank is located. Orrstown will provide a letter that confirms that they do not have an issue with a minor modification to that stormwater easement. The third waiver is from the stormwater ordinance regarding directing runoff into pervious areas in the lawn areas as much as possible. With this project they will have to send the runoff back into the paved areas and into the stormwater facilities. The buildings will drain into the center and roof drains that will connect directly into the stormwater facility. The applicant is not able to meet the runoff into lawn areas portion of the ordinance.

On a motion by J. Strathmeyer and seconded by J. Tennis, the Board unanimously approved the preliminary/final land development plan and the associated waivers for LC Storage conditioned on the applicant satisfying all comments in the February 22, 2024 ELA letter as well as some of the ancillary items that were discussed this morning on the call.

CONSIDER MOTION TO APPROVE THE 938 LOG CABIN ROAD LOT ADD-ON PLAN: B. Harris stated that Anthony Petersheim from Lancaster Design Build is on the call this morning. This is a very simple lot line adjustment plan. It is basically transferring less than a quarter of an acre over to Mr. Steven Fisher whose address is 938 Log Cabin Road. Part of the thought process was to align with the PPL right-of-way. There are no waivers or modifications associated with this plan.

Petersheim mentioned receipt of comments from ELA and that they have no problems and will comply with those comments. Petersheim questioned when the township will determine if there is going to be additional right of way. B. Harris stated that at the Planning Commission meeting he indicated that typically when we have applicants in front of us we will either request dedication of the right-of-way if we think we are going to be doing something in the near future and if we are not we typically ask that a note be added to the plan reserving the right for the township to acquire the right-of-way in the future. Harris' request at the Planning Commission was to add a note to the plan indicating that should the township need to acquire right-of-way in the future that the applicant would be inclined to do so should we need to widen roads or do other road improvements. The owner just purchased the property and has been going through extensive remodeling of the house which they worked through the building permit process with the township. They are working through final details on the construction of a barn on the property. The plans for the barn will be resubmitted to ELA for their review. The new owner of the property was looking for a little more property in the northwestern portion of the property because the driveway comes pretty close to the house and he was feeling a little cramped. The neighbor agreed to sell up to the electric line right-of-way or easement to him. On a motion by K. Gutshall and seconded by J. Tennis, the Board unanimously approved the 938 Log Cabin Road lot add-on plan.

CONSIDER MOTION TO APPROVE THE EXTENSION OF TIME TO RECORD FOR THE UNITED ZION RETIREMENT COMMUNITY PRELIMINARY/FINAL LAND DEVELOPMENT PLAN: B. Harris stated that there is a letter in the packet from RGS dated February 22, 2024 asking for a 90-day extension for United Zion. Harris did

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Speak with Chris Venarchick last week and they are getting closer. They are hoping that this will be the last time extension needed for this project. On a motion by J. Tennis and seconded by K. Kauffman, the Board unanimously approved the extension of time to record the United Zion preliminary/final land development plan.

CONSIDER MOTION TO APPROVE BOND REDUCTION REQUEST #3 FOR THE SANCTUARY AT LITITZ GROVE IN ACCORDANCE WITH ELA'S RECOMMENDATION LETTER: B. Harris stated that this is the third request for bond reduction from Church Reserve. The letter from Church Reserve did not have ELA's recommendation until earlier this week so it is not in the packet. Harris noted that he has a letter dated March 4, 2024 from ELA recommending that the township release \$34,595.00 which is substantially less than their \$88,000.00 which was requested. That balance to finish or retainage would be \$1,416,967.75. On a motion by K. Kauffman and seconded by K. Gutshall, the Board unanimously approved reducing the bond in accordance with ELA's March 4, 2024 recommendation letter.

CONSIDER MOTION TO APPROVE THE LANCASTER COUNTY DRUG TASK FORCE 2024 CONTRIBUTION: B. Harris stated that the amount the township would be giving the drug task force would be \$19,022.00 that is based on the census data. Harris noted that this is something the township does annually. On a motion by J. Tennis and seconded by J. Strathmeyer, the Board unanimously approved the 2024 contribution to the Lancaster County Drug Task Force.

CONSIDER MOTION TO APPROVE THE LANCASTER STORMERS 179 MILE RELAY: B. Harris stated that this is a long relay race that extends through the entire perimeter of Lancaster County totaling 179 miles. Harris noted he was clear that when the Board approved this it would be conditioned on our formal special event application being provided as well as the necessary indemnification agreement. There was a discussion regarding the safety of the runners during this race. The race is proposed to take place in September 2024 so there is plenty of time to get the official event application and to discuss township concerns. The motion has been tabled till the April 3, 2024 meeting.

CONSIDER MOTION TO APPROVE THE LANCASTER SUNRISE ROTARY "ROTARY RIDE FOR THE COMMUNITY": B. Harris stated that this ride has been around for a while. The application and indemnification agreement are included in the meeting packet. It is a 23 mile ride for the community on Saturday, June 1, 2024 starting at 7:00 a.m. in Manheim Township. There is a 10 mile family route, a 21 mile and a 43 mile route. On a motion by K. Kauffman and seconded by J. Tennis, the Board unanimously approved the Sunrise Rotary "Rotary Ride for the Community."

2024 MUNICIPAL DIRECTORY: B. Harris stated that the up-to-date directory has been included in the packet. Most boards are the same and we did add the Veterans Advisory Council to the list.

LITITZ RUN STREAM CLEAN-UP DAY, SATURDAY, MARCH 16, 2024: B. Harris gave an update on the plan for the event.

NEXT MEETING: March 20, 2024 at 7:00 p.m.

ADJOURNMENT: On a motion by J. Strathmeyer and seconded by K. Kauffman, the meeting was adjourned at 7:57 a.m.

Respectfully Submitted,

Brian Harris
Township Manager