

**WARWICK TOWNSHIP BOARD OF SUPERVISORS  
MEETING MINUTES**

**Warwick Township Municipal Office**

October 19, 2016

Co-Chairman Michael Vigunas convened the October 19, 2016 meeting of the Board of Supervisors at 7:00 p.m. Present were Supervisors Herbert Flosdorf and David Kramer. Absent were Supervisors W. Logan Myers, III and Kenneth Eshleman. Also present were Daniel L. Zimmerman, Township Manager; Dean Saylor, Public Works Superintendent; Gerald Pfautz, Dan Bleznak; Maria Elliott from Barley Snyder; Jim Wenger from Derck & Edson; Laura Knowles from the Lititz Record; and Eric Velky.

**TEN MINUTE GUEST RECOGNITION:** Mr. Pfautz requested a survey of the railroad bed that runs along his property as he feels the Township does not have ownership. Zimmerman stated the Township has a deed of the parcel and has claimed ownership of the property (the rail bed) for 7-8 years. If Mr. Pfautz has paperwork that states differently he is to present it to Zimmerman.

**PUBLIC HEARING: REGARDING A PROPOSED AMENDMENT ORDINANCE TO MODIFY UNDER CERTAIN CONDITIONS THE MAXIMUM PERMITTED HEIGHT REGULATIONS IN THE CAMPUS INDUSTRIAL ZONE AND TO MODIFY THE TRANSFERRABLE DEVELOPMENT RIGHTS (TDR'S) REGULATIONS REGARDING APPLICATION OF (TDR'S):** Zimmerman gave a brief background of the Ordinance. There were two reviews done of the Text Amendment, one by the Lancaster County Planning Commission and the other by the Township, both giving favorable reviews.

Jim Wenger with Derck & Edson gave a presentation on behalf of the Applicant, Rock Lititz. The Applicant and the Township have been working together to come up with options for the most efficient and effective lodging facility for Rock Lititz. Wenger stated there is a higher demand for lodging by Rock Lititz than was anticipated at the outset so the original space left for a lower story building is now not large enough and the hotel developer prefers to enlarge vertically to take up less footprint within the campus. This was proposed as a five story building when the sketch plan was initially shown.

Vigunas inquired what the maximum height would be of this building. Wenger replied it would be 65 feet in height. The actual square footage of the building would remain the same. There will be approximately 136-138 rooms in the hotel which will all be located on floors two through five.

Vigunas inquired if there were any comments/questions from the public. There were none.

Dan Bleznak with ARC One Partners and Maria Elliott with Barley Snyder also contributed to the hearing.

On a motion by Flosdorf, seconded by Kramer, the Board unanimously closed the hearing.

Vigunas stated upon closing of the hearing the Board has the option of taking formal action to either approve the Ordinance or to render a decision within 30 days.

**APPROVAL OF MINUTES:** On a motion by Kramer, seconded by Flosdorf, the minutes from the September 7, 2016 and September 28, 2016 meetings were unanimously approved as submitted.

**TREASURER'S REPORT:** On a motion by Kramer, seconded by Flosdorf, the Board unanimously approved the Treasurer's Report.

**PAYMENT OF BILLS:** Zimmerman noted there are two pass-thru amounts. The Township is paying the fire relief amount to both the Brunnerville and Rothsville Fire Companies. In addition, there is also the state money for the Regional Police Department pension fund.

On a motion by Kramer, seconded by Flosdorf, the Board unanimously approved Payment of the Bills.

**MANAGER'S REPORT:** NLCRPD: See attached report.

WESC: See attached report.

Thank you for outstanding efforts: Zimmerman stated there have been a number of residents who have contributed to the Township in various ways and he would like to acknowledge the Township's appreciation to them. Some thoughts were a letter of thanks signed by the Board Members or recognition at a future meeting. The Board was in agreement with recognizing these individuals and Zimmerman will provide a list of names to the Board.

Wetland Project- Linear Park: The grant will be closed out at the end of this month.

PW Contract Negotiations: The final proposal was delivered to the Union Representative and the Township is awaiting a response.

MS 4 Program: This is scheduled to be discussed at tonight's meeting.

Strategic Plan: The Coordinating Committee will meet Thursday, October 20, 2016 at 7:00 a.m. here at the Township Building.

2017 Budget: The budget meeting is scheduled for November 16, 2015 at 5:00 p.m. prior to the Board of Supervisors meeting.

**TAX COLLECTOR'S REPORT:** Zimmerman noted the reassessment that is to take place in the spring of 2017 will go into effect in 2018.

On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved the Tax Collector's Report.

**PUBLIC WORKS REPORT:** Saylor stated work on the Rail Trail has begun. He is anticipating by the end of the week of October 24<sup>th</sup> the surface material will be down as well as the buttoning up of the ends where it is to be paved. All the work should be completed by the beginning of November. The cross alert system on Newport Road will be the last thing to be done before opening the trail to the public.

Zimmerman stated the Township will be seeking state funding for the last phase of the trail. The application for this funding needs to be reviewed now. Options will be presented to the Board in the coming months. The Township has a meeting with the state in November to start the discussion involving the application process.

**POLICE DEPARTMENT REPORT:** See attached report.

**ZONING OFFICER'S REPORT:** Zorbaugh stated the Township received two letters from residents asking for additional handicap spaces on public roads. One letter is from a resident on Oak Street. There are currently two handicap spaces in front of her building however other residents are now using them and she would like another space added. The complex itself also provides handicap spaces for the residents which are located behind the complexes. The handicap spaces located on Oak Street are also for commercial use for the businesses that are located across the street not strictly for the residents of the complexes. There is the same issue on Crosswinds Drive. A handicap space was placed for two residents that are handicapped. However, now another handicap resident is using this space and an additional handicap parking space is being requested. Zorbaugh stated he will take pictures at Crosswinds due to limited space and get back with the Board.

Zimmerman stated research will be done on temporary handicap provisions to find out what the rights are.

The resident on Oak Street also states there is no lighting provided in the parking lot of the apartment buildings. Zorbaugh will check into this claim.

**WESC/EMC REPORT:** See attached report.

**SAGER SWISHER:** See letter advising the resigning of an employee who worked with the Township for 11 years.

**CONSIDER ORDINANCE #278 AMENDING THE CODE OF ORDINANCES TO MODIFY BY CONDITIONAL USE APPROVAL, THE MAXIMUM PERMITTED HEIGHT REGULATIONS IN THE CAMPUS INDUSTRIAL ZONE (I-Z) AND TO MODIFY THE TRANSFERRABLE DEVELOPMENT RIGHTS REGULATIONS:** On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved Ordinance #278.

**CONSIDER RESOLUTION 10-19-16-01 FOR SEWER MODULE SUBMISSION FOR THE BUCKWALTER TRACT SUBDIVISION:** Zimmerman stated this is for a 70 lot subdivision fronting on Millport Road and W. Woods Drive. The sewer module submission is part of the preliminary plan submittal.

On a motion by Kramer, seconded by Flosdorf, the Board unanimously approved Resolution 10-19-16-01 for Sewer Module Submission for the Buckwalter Tract Subdivision.

**DISCUSS THE MS 4 OBJECTIVES FOR 2017:** Zimmerman stated some of the costs provided on the attached report will be reflected in the 2017 budget. Even though DEP has not issued an actual permit, the Township will be required to meet certain submittal deadlines by September 2017. The Township will also need to submit a TMDL of contaminants for Lititz Run. In addition, a Pollution Reduction Plan must also be submitted. The cost to do these analyses can be split with Manheim Township and Lititz Borough as all three municipalities contain a part of the Lititz Run Watershed. Pollution Reduction Plans will also need to be submitted for the Cocalico Creek and the Little Conestoga River as there are small portions of each in the Township.

A new area of storm water management includes the testing of pathogens from a series of different sites. The majority of this cost will come from the Township itself. Some preliminary testing was done this year and some questionable spots were found and needed to be further investigated to find out what the cause was. One thing that has benefitted the Township is the enforcement of maintaining onsite septic systems with mandatory pumping and inspections.

The Township has a complete data base that shows the entire infrastructure of storm water management such as piping, swales, and bio basins. One quadrant is being completed this year with three more quadrants to do. Kramer inquired what the schedule was to have the other three quadrants completed. Zimmerman stated it takes almost a

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full year to complete all the quality control from one quadrant. Most of the municipalities are utilizing the services of Land Studies which makes it easier for the municipalities to work together.

Vigunas inquired if there was a range of acceptable numbers. Zimmerman stated the same pathogen level as required for a public pool is what is required and there are a number of influences that affect this number.

**OTHER BUSINESS TO COME BEFORE THE BOARD:** Zorbaugh inquired of Zimmerman how the farm inspections being done by Farmland Trust are coming along. Zimmerman stated Farmland Trust told the Township that their goal is to visit between 20-30 farms a month. Zimmerman recommended checking with Clauser as he is checking in with Farmland Trust on a monthly basis to ascertain the progress.

**ADJOURNMENT:** With no other business to come before the Board, on a motion by Kramer, seconded by Florsdorf, the meeting was adjourned at 7:59 p.m.

Respectfully submitted,

Daniel L. Zimmerman  
Township Manager