

**WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES**

Warwick Township Municipal Office

October 5, 2016

Chairman W. Logan Myers, III convened the October 5, 2016 meeting of the Board of Supervisors at 7:00 a.m. Present were Supervisors Herbert Flosdorf, Michael Vigunas, Kenneth Eshleman, and C. David Kramer. Also in attendance were Daniel L. Zimmerman, Township Manager; Thomas Zorbaugh, Code and Zoning Officer; Billy Clauser, Township Planner; Grant Hummer, ELA Associates; Denise Freeman, 603 Woodcrest Avenue, Lititz; Michelle Bingham, 603 Woodcrest Avenue, Lititz; Beth Bacon and Dan Cicala, Fidevia, Lititz.

LRC: See attached letter thanking the Township for their 3rd quarter contribution.

LITITZ LIBRARY: See attached letter thanking the Township for their 3rd quarter contribution.

ROTHSVILLE FIRE COMPANY: See attached August 2016 Report.

CONSIDER THE REQUEST TO REDUCE THE LETTER OF CREDIT AMOUNT FOR LITITZ RESERVE PHASE 3:

On a motion by Flosdorf, seconded by Eshleman, the Board unanimously approved the Request to Reduce the Letter of Credit Amount for Lititz Reserve Phase 3 as per the ELA letter dated September 27, 2016.

CONSIDER THE REQUEST TO REDUCE THE LETTER OF CREDIT AMOUNT FOR LITITZ RESERVE PHASE 4:

On a motion by Flosdorf, seconded by Eshleman, the Board unanimously approved the Request to Reduce the Letter of Credit Amount for Lititz Reserve Phase 4 as per the ELA letter dated September 27, 2016.

CONSIDER THE LITITZ LAND TRUST APARTMENTS SKETCH PLAN, DATED 9/6/2016: Dan Cicala of Fidevia was present to review the plan. Cicala has already received Conditional Use for 2 four story buildings with structural parking below. Cicala would like to make some changes to this original Conditional Use to reflect what he would like now. Cicala is proposing 55 units be placed on this site. The modifications Cicala is seeking relate to the parking, a change in the unit count for 55 and over and the removal of the structured parking.

The new proposal is for the buildings to be four stories in the front and three stories in the rear with parking located behind the buildings. The building materials would consist of brick and stucco.

Zimmerman reviewed the current issues with the plan. The first issue deals with density. The only way to get up to the density Cicala is requesting is with a mixed use, over 55 and open market. Flosdorf inquired if there is a need for more over 55 housing. Zimmerman stated the current over 55 housing costs are in the high range as far as cost. The Planning Commission felt that renting in a more affordable cost range would be marketable.

Another issue deals with parking. If it is open market 2.5 spaces per unit must be provided- two for each unit plus overflow. Cicala is proposing each building contain one bedroom two bedroom apartments divided equally. He is requesting consideration for designated parking on the commercial side for the overflow. However this would affect parking should it be needed in the future for this site. If there were 46-48 units it would be possible to provide for two spaces per unit on one side.

A discussion ensued relating to density and parking.

A third issue relates to access. When there are over 50 units two access points are required. The feasibility of the parking lot with entering and exiting and circulation within would need to be addressed.

The last issue deals with the building height. Zimmerman feels due to the grading of the land the buildings will not stick out. Cicala can request modification of the height under the conditions in the Conditional Use Application particularly if the height issue is due to uninhabited space or because of the pitch of the roof.

Cicala will take the Board's comments into consideration.

CONSIDER ATTENDANCE AT THE 11/7/2016 ANNUAL LCATS CONVENTION: Myers, Eshleman, Kramer, and Vigunas will attend the Annual LCATS Convention.

CONSIDER DRAFT OF MOU AGREEMENT BETWEEN MORAVIAN MANOR AND WARWICK TOWNSHIP: Zimmerman stated the draft gives the Board an update of where things stand. The MOU also includes the details of the reimbursement from Moravian Manor.

REPORT ON MULTI-MUNICIPAL SIXTH STREET EXTENSION PROJECT: Zimmerman stated the Township is in the final stages of getting a draft conceptual of the intersection of Clay Road and Rothsville Road. There was a meeting held in September with PennDOT to verify the conceptual would be within their parameters. Cost estimates for the project are still being modified. The goal for the Township was to get the application in to PennDOT by the end of the year. PennDOT has said the project will be considered in 2017 pushing construction back to 2018-2019. There are four properties that will be minimally impacted.

Vigunas inquired how committed the Township is to the sketch plan as far as the shape. Zimmerman stated the Township is not committed to this particular sketch. He stated the design must meet the angulation requirement by PennDOT. The reason for the circular design is to slow the traffic and to allow for trucks to be able to turn 180 degrees.

MANAGER'S REPORT: WESC: Zimmerman stated there was a meeting held by WESC at TOA. A resident of TOA offered to help Ober with emergency management duties in the community. On a motion by Vigunas, seconded by Eshleman, the Board recognized Mr. Ulshoefer as a volunteer member of the Emergency Management Team.

Joint Meeting: The next meeting is scheduled for Thursday, October 27, 2016 at 7:00 p.m. at Elizabeth Township. The agenda will be sent out to the Board today.

Rail Trail: Work has begun on the trail starting at Picnic Woods and working towards Newport Road. This section of the trail is expected to be completed by the end of October. In addition, a garden has been created at the trail entrance by Mr. Stauffer.

GUEST RECOGNITION: Denise Freeman lives on one of the properties that will be affected by the Sixth Street and Woodcrest project and wanted to discuss the possible loss of some of her property that will take place with the project.

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ADJOURNMENT: With no other business to come before the Board the meeting was adjourned at 8:14 a.m.

Respectfully submitted,

Daniel L. Zimmerman,
Township Manager