

**WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES**

Warwick Township Municipal Office

November 16, 2016

Chairman W. Logan Myers, III convened the November 16, 2016 meeting of the Board of Supervisors at 7:00 p.m. Present were Supervisors Herbert Flosdorf, Kenneth Eshleman, and C. David Kramer. Absent was Supervisor Michael Vigunas. Also in attendance was Daniel L. Zimmerman, Township Manager; Tom Zorbaugh, Zone and Coding Officer; Dean Saylor, Public Works Superintendent; Paul Artale from David Miller/Associates; Keith Ebersole from Speedwell Construction; Rick Glass from Victory Church; Dan Cicala and Beth Bacon from Lititz Land Trust; Laura Knowles from the Lititz Record; and John Mateyak from the Woodridge Swim Club.

Myers announced that today at 5:00 p.m. the Board held a Budget Meeting and in addition an Executive Session was also held to discuss Labor Contracts.

PUBLIC HEARING: CONSIDER APPLICATION FOR MODIFICATION OF CONDITIONS RECEIVED FROM LITITZ LAND TRUST, LLC FOR PROPERTY LOCATED ALONG HIGHLANDS DRIVE & W. SEVENTH STREET IN LITITZ. THE APPLICANT IS REQUESTING MODIFICATIONS OF CONDITIONS RELATING TO AN AGE RESTRICTED AND OPEN MARKET PROJECT: Myers reviewed the general procedures for a Public Hearing. The Hearing has been advertised and posted. John Mateyak would like to be a party to the hearing.

Dan Cicala and Beth Bacon were sworn in. Cicala gave a brief overview of the project. A copy of the previously approved Conditional Use with an additional exhibit, which includes the site with the acres and density, was provided. Cicala stated there are two issues he is seeking modification on, the density and parking. The design has been scaled down from 72 units to 55 units thereby decreasing the density. The site does not all exist in Warwick Township. There is approximately 1.4 acres of the 5 acre site that is located in Lititz Borough. Cicala is requesting that in place density that currently exists for the two parcels be respected. The maximum permitted density for the parcel located in Warwick Township in a non-age restricted setting is 5.5 units per acre whereas for the parcel located in Lititz Borough allows 8 units per acre.

Zimmerman then summarized the density modification. The original approval was for 72 units with 28 open market units and the remainder over 55. Cicala is requesting a modification of the condition to show the reduction of the project by 17 units. The open market will increase from 28 to 32 units and there will be 23 units of over 55 housing provided.

The second modification is for parking. The Ordinance for Market Rate requires 2.5 parking spaces per unit. For the age restricted parking the requirement is 1.75 parking spaces per unit. This totals approximately 120 parking spaces that would be required. 96 on-site parking spaces will be provided with the remainder going across the street. Zimmerman inquired if the remainder of the parking spaces would all fit on the R-3 Zoned area or would there need to be expansion onto the existing parking lot. Cicala stated there is the possibility of having more parking on-site with

the potential for parking in front of the buildings. Zimmerman reiterated to Cicala that if any of the commercial parking spaces across the street are going to be designated for the apartment complex they may not also be used by the businesses. Zimmerman stated the Board can make a condition it needs to be clearly shown if there is adequate parking for the second commercial building and that there will be designated spaces for the apartment complex.

The second modification is on the height of the buildings. The Ordinance allows up to 45 feet with a 10 foot side yard setback. For every foot higher there needs to be another foot setback. In order to achieve a height of 55 feet a 30 foot side yard setback would need to be provided. Cicala stated he is not sure he would be able to make this required setback.

Myers inquired if there were any questions from the public at this time. John Mateyak representing Woodridge Swim Club stated he has discussed concerns regarding screening and security with Cicala who has stated he will work with the club on these concerns.

The Board has up to 30 days to render a decision.

On a motion by Kramer, seconded by Eshleman, the Board unanimously approved closing the public hearing.

APPROVAL OF MINUTES: On a motion by Kramer, seconded by Eshleman, the Board unanimously approved the October 5, 2016 and October 19, 2016 minutes as submitted.

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

PAYMENT OF BILLS: On a motion by Eshleman, seconded by Kramer, the Board unanimously approved Payment of the Bills.

MANAGER'S REPORT: NLCRPD: See attached report.

WESC: See attached report.

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

MS 4 Program: Manheim Township was contacted regarding partnership on the application. No response has been received as of yet.

Strategic Plan: The Infrastructure Committee meets on Thursday, November 24th at 7:00 a.m. at Lititz Borough.

2017 Budget: The Board conducted a pre-budget meeting prior to this regular meeting. The budget will be up for consideration for a draft to be advertised for adoption at the December 21st Board of Supervisors meeting.

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

PUBLIC WORKS REPORT: Saylor stated work continues on the Rail Trail. Work is also being done on the equipment to prepare for the winter weather. Kramer stated the Public Works Crew did a nice job on the Meadow Valley and Millway Road project. Saylor stated he has received some compliments as well.

POLICE DEPARTMENT REPORT : See attached report.

ZONING OFFICER'S REPORT: See attached report.

WESC: See attached report.

DA OFFICE OF LANCASTER COUNTY: Myers stated Mr. Stedman was at the LCATS convention speaking about the drug issue in Lancaster County. He asked for continued support from the municipalities. See attached report.

ROTHSVILLE FIRE CO: See attached report.

CONSIDER REQUEST BY HOMETOWN TERRACE PROJECT FOR RELEASE OF LETTER OF CREDIT: On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved the request by Hometown Terrace for Release of Letter of Credit as per the letter from ELA dated November 10, 2016.

CONSIDER THE WAIVER REQUEST OF VICTORY CHURCH FOR LAND DEVELOPMENT PLAN PROCESSING: Paul Artale with David Miller/Associates, Rick Glass with Victory Church and Keith Ebersole with Speedwell Construction were present. Artale gave a brief background of the project. The waiver being requested tonight is to submit a storm water management plan in lieu of the Land Development Plan. The proposal is for a parking lot expansion only.

The storm water management plan submittal will include full storm water calculations, a full landscape plan, and a lighting plan. The lighting plan submission comes from the recommendations of the Planning Commission with regards to the existing bright lighting.

Zimmerman indicated to Artale the Township would like verification of the site distance required for the access. The church will also provide for the curb and sidewalk project along Newport Road.

Artale stated initially the laying of stone on the existing paving area would be done as soon as possible. Artale would like the paving to be deferred until such time as the parking lot is expanded and would then be paved at that time. The entrance will stay as it is currently.

There was a lengthy discussion on the submittal of the plan through a Storm Water Management Plan versus a Land Development Plan.

Artale stated internal curbing will be provided along the islands and the buffer between the church and residential area. Putting in curbing will enable more vegetation to be saved.

On a motion by Flosdorf, seconded by Kramer, the Board unanimously gave conditional approval of the waivers subject to meeting all storm water requirements and the Storm Water Plan must reflect any and all obligations under the Zoning and Subdivision Land Development Ordinance.

CONSIDERATION ON REVISED 2017 MEETING SCHEDULE: On a motion by Flosdorf, seconded by Eshleman, the Board unanimously approved the Revised 2017 Meeting Schedule.

CONSIDERATION ON THE DRAFT OF THE 2017 FISCAL BUDGET: On a motion by Eshleman, seconded by Kramer, the Board unanimously approved the Draft of the 2017 Fiscal Budget.

CONSIDER AUTHORIZATION TO ADVERTISE THE DRAFT OF THE 2017 FISCAL BUDGET: On a motion by Kramer, seconded by Eshleman, the Board unanimously approved Authorization to Advertise the Draft of the 2017 Fiscal Budget.

Board of Supervisors
November 16, 20216

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

Respectfully submitted,

Daniel L. Zimmerman
Township Manager