

**WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES**

Warwick Township Municipal Office
March 15, 2017

Chairman W. Logan Myers, III convened the March 15, 2017 meeting of the Board of Supervisors at 7:00 p.m. In attendance were Supervisors Herbert Flosdorf, Michael Vigunas, and C. David Kramer. Absent was Supervisor Kenneth Eshleman. Also present were Daniel L. Zimmerman, Township Manager; Dean Saylor, Public Works Superintendent; Eli and Barbie Glick, 209 Cedar Drive, Leola; Dave Madary with Derck & Edson; Sarah Mershon, 13 Hilltop Road, Lititz; Gerald Pfautz, Heck Road, Lititz; Andy Miller with Rettew Associates; Denise Freeman and Michelle Bingham, 603 Woodcrest Avenue, Lititz; and Kevin Varner with Diehm & Sons.

PUBLIC HEARING #1: CONSIDER CONDITIONAL USE APPLICATION FOR GLEN & CHARLENE REIFF SEEKING APPROVAL UNDER SECTION 340-11.D.1 PERTAINING TO A SINGLE FAMILY DWELLING WITHIN THE AG ZONE DISTRICT. APPLICANT PROPOSES TO CREATE A TWO (2) LOT SUBDIVISION ON A 103.59 ACRE PROPERTY LOCATED AT 24 PICNIC WOODS DRIVE: Kevin Varner with Diehm & Sons presented the Conditional Use Application to the Board. The majority of the farm is used for cultivation of crops. The Applicant would like to split the farm into two lots. Lot 1 will contain the existing buildings and consist of 54 acres. Lot 2 is cultivated crop land and consists of 50 acres. At this time no buildings are being proposed for Lot 2. As per the Township requirements, DEP planning will be done with perk testing. The farm is enrolled as an Ag Preserved farm through the Lancaster County Conservation District and also through the Township.

The area where the soil testing was performed is located in the northeast corner of the farm. If future buildings were to be constructed, this would be possible.

Zimmerman inquired why the farm was being subdivided. Mr. Reiff stated it is being subdivided for Estate planning.

Zimmerman stated with the farm being preserved, development rights were eliminated however it does retain the right for one farmstead to be built on the split portion.

On a motion by Vigunas, seconded by Kramer, the Board unanimously voted to close the hearing.

PUBLIC HEARING #2: CONSIDER CONDITIONAL USE APPLICATION FOR ELI GLICK SEEKING APPROVAL UNDER SECTION 340-11.D.1 PERTAINING TO A SINGLE FAMILY DWELLING UNDER THE AG ZONE DISTRICT. THE APPLICANT PROPOSES TO CONSTRUCT A SINGLE FAMILY DWELLING ON A 10.4 ACRE PROPERTY FRONTING BECKER ROAD THAT WOULD BE SUBDIVIDED FROM A 62 ACRE PROPERTY: Kevin Varner with Diehm & Sons presented the Conditional Use Application to the Board. The address of the property is 209 Cedar Drive and is owned by Gideon Fisher. Mr. Glick would like a 10 acre lot that is split by Becker Road to build a house on.

The Applicant is requesting a Conditional Use request for a subdivision within the Agricultural Zoning District for the construction of a single family dwelling, and an agricultural use on a lot less than 20 acres in size. Glick currently houses horses and chickens on the farmstead and is looking to relocate these animals to the new lot.

Varner stated the farm has four subdivision quotas. Fisher, the owner, has agreed to use three of the four quotas. If the remaining quota were to be utilized a survey of the farm would need to be done to verify the acreage exists for the fourth quota.

Varner stated soil testing for the sewer was performed in addition to making sure the sight distance is adequate in relationship to the proposed driveway.

As part of the Zoning Hearing approval it was agreed that the tract will provide a conservation plan for the agricultural use as well as provide a manure management plan. The existing farm will need to revise its plans as some of the area under the existing plan will be taken away.

Zimmerman stated the Planning Commission made some recommendations similar to the Zoning Hearing Board and are as follows: 1. There may be no further subdivision on the 9.87acre tract. 2. The parent tract gives up its three non-agricultural subdivision rights. 3. There must be a separate manure conservation plan for each tract, the 10 acre tract and the remaining farm tract. 4. If any subdivision rights do remain with the parent tract it should be verified by a surveyor.

On a motion by Flosdorf, seconded by Vigunas, the Board unanimously voted to close the hearing.

APPROVAL OF MINUTES: On a motion by Kramer, seconded by Vigunas, the Board unanimously approved the February 1, 2017 and February 15, 2017 minutes as submitted.

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

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

MANAGER'S REPORT: NLCRPD: See report.

WESC: See report.

Pool Feasibility Study: This is an agenda item for tonight.

501 Project: PennDOT is tentatively scheduled to start the project on April 3rd.

MS 4 Program: This is an agenda item for tonight.

Strategic Plan: The last of the monthly meetings with the Housing and Economic Committee is scheduled for March 16, 2017 at Elizabeth Township at 7:00 am. The Strategic Plan Kick Off meeting is scheduled for March 27, 2017 at ABC 5:00 pm.

2017 Budget: Zimmerman is anticipating the audit to be presented in either April or May.

Zimmerman stated the Township has a potential zoning violation issue on Hillcrest Avenue. This is something the Township has been dealing with for approximately 3-4 years. An unauthorized home occupation has grown into a full commercial operation. A number of neighbor's have complained about the situation. There was a similar situation last year in which the Township had to utilize the Solicitor's help to get the issue resolved. Typically a letter is sent to the resident stating unless the business ceases and desists legal action will be taken. Zimmerman is asking for the Board's approval to move forward with seeking legal action if no response is received from the letter. The Board is in agreement with taking action as needed.

TAX COLLECTOR'S REPORT: See attached report.

PUBLIC WORKS REPORT: Saylor stated the snow totals were lower than expected with the last storm however the winds caused a lot of drifting to occur.

The leaf site is on target to open on Friday the 17th. So far 1,800 fobs were given out with only 6 from Lititz Borough residents.

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POLICE DEPARTMENT REPORT: Kramer stated Chief Steffen is planning on providing an annual report to each municipality.

ZONING OFFICER'S REPORT: Zimmerman stated the Board will see a Conditional Use for the Applicant in Case #838 next month.

WESC/EMC REPORT: See attached report.

CONSIDER CONDITIONAL USE DECISION FOR THE PW CAMPBELL CONTRACTING COMPANY APPLICATION: On a motion by Vigunas, seconded by Kramer, the Board unanimously approved the Application from PW Campbell Contracting Co. as outlined in the Decision.

CONSIDER CONDITIONAL USE DECISION FOR THE FULTON BANK APPLICATION: On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved the Application from Fulton Bank, N.A. as outlined in the Decision.

CONSIDER THE CONDITIONAL USE DECISION FOR THE ARC ONE LITITZ PARTNERS APPLICATION: On a motion by Vigunas, seconded by Kramer, the Board unanimously approved the Application from ARC One Lititz Partners LP as outlined in the Decision.

CONSIDER THE REQUEST FROM CHRISTIAN BROTHERS FOR A 30 DAY TIME EXTENSION: On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved the request from Christian Brothers for a 30 day Time Extension.

CONTINUED DISCUSSION ON THE PROJECT TO RENOVATE THE LITITZ SPRINGS POOL: Zimmerman stated there have been a number of revisions that have been done to the Feasibility Study that will answer some of the questions the Board had. He will gather this information together. This will be tabled until the next meeting.

DISCUSSION ON THE 2017 TRANSPORTATION PROJECT: Zimmerman stated it has been confirmed that the bridge replacement on 772 has been postponed until 2018. Part of the reason for this delay is PennDOT wants the Township to relocate a six inch force main that comes out on the Pfautz property. This will come close to the abutment area and will affect a sewer pipe.

CONSIDER THE PROPOSAL FOR DRONE SERVICES TO LOCATE OUTFALL LOCATIONS: Zimmerman stated all the outfall structures must be physically located. This information is needed to give for the DEP submittal for this summer. Zimmerman stated the Staff's recommendation would be to consider the proposal from LandStudies with a cost of approximately \$1,300-1,500 to assist in gathering the needed information. On a motion by Flosdorf, seconded by Vigunas, the Board unanimously approved the proposal for drone services to locate outfall locations to go to LandStudies.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:12 pm.

Sincerely,

Daniel L. Zimmerman
Township Manager