

**WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES**

**Warwick Township Municipal Office
May 17, 2017**

Chairman W. Logan Myers, III convened the May 17, 2017 meeting of the Board of Supervisors at 7:00 p.m. In attendance were Supervisors Herbert Flosdorf, Michael Vigunas, Kenneth Eshleman, and C. David Kramer. Also in attendance were Daniel L. Zimmerman, Township Manager; Dean Saylor, Public Works Supervisor; Tom Zorbaugh, Code and Zoning Enforcement Officer; Dan Bleznak from ARC One Partners; Caroline Hoffer from Barley Snyder; Bill Kendall 100 Centennial Court, Lititz; Alex Piehl and Bill Fredericks from RGS Associates; Whit and Reid Buckwalter from Millport Road LLC; and Laura Knowles from the Lititz Record.

ANNUAL REPORT FOR THE NORTHERN LANCASTER COUNTY REGIONAL POLICE DEPARTMENT: Chief Dave Steffen pointed out three points of emphasis for the department. 1. The NLCRPD is a progressive police department. 2. It is a self-contained unit. 3. Assures all costs for delivery of police services are realized in the budget and fiscal process.

Steffen indicated the Naloxone and AED machines that all officers have in their vehicles are making a difference.

He is very pleased with the work that his staff does on the job and off the job.

APPROVAL OF MINUTES: On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved the minutes from the April 5, 2017 and April 19, 2017 meetings as submitted.

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

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

MANAGER'S REPORT: Zimmerman stated this summer there will be approximately 10 active construction sites.

NLCRPD: See attached report.

WESC: See attached report.

Storm Water Management Agreement: There is a specific appendix within the storm water management agreement that deals with storm water maintenance. The structure of this agreement is being reviewed with the intent to make it easier for the developers to comply with the provisions.

501 Project: The project is still on target to start in July 2017.

Strategic Plan: Next meeting is on May 18th at Brick Gables at 7:30 a.m. with the discussion focusing on Housing.

Bike Share Program: At this time the Township is seeking some potential grant money for the purchase of bikes. A bike repair station has been donated by Lancaster General Health. Zimmerman would like to launch the program this summer.

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

PUBLIC WORKS REPORT: Saylor stated the installation of the first piece of playground equipment for the Harmony Playground has begun in the Linear Park as well as the start of replacing the walking path between Newport Road and Laurie Lane. The goal is to have both projects finished by Memorial Day by the end of the year.

Saylor stated if everything stays on schedule, all the scheduled road paving could be completed by the end of June.

POLICE DEPARTMENT REPORT: See attached report.

ZONING OFFICER'S REPORT: See attached report.

WESC/EMC REPORT: See attached report.

18 WINDING WAY: A resident had a complaint regarding the parking of a trailer on the road. Officer King responded back to the resident that this was not a violation. Zorbaugh stated there were no Township violations. Sight distance was one concern the Board raised. Zimmerman stated the pros and cons regarding zoning issues would be researched and this information would be brought before the Board at a later date.

ROTHSVILLE FIRE COMPANY: See attached monthly report.

CONSIDER BID SUBMITTED FOR THE PURCHASE OF 18 TDR'S: A bid was received by the Applicant for the purchase of 18 TDR's at \$3,000.00 each. No other bids were submitted.

On a motion by Flosdorf, seconded by Eshleman, the Board unanimously voted to award the bid of 18 TDR's to ARC One Partners.

CONSIDER THE FINAL LAND DEVELOPMENT PLAN FOR THE ROCK LITITZ LODGING, PREPARED BY DERCK & EDSON, DATED 12/22/2016: Dave Madary from Derck & Edson was present to review the plan with the Board. The plan has not changed however the building footprint did get adjusted and has been finalized. All the outstanding comments from the engineer have been addressed and all the outstanding permits have been obtained since the plan was last presented to the Board.

Zimmerman inquired if the plan met all the requirements of WESC to which Madary answered yes. Zimmerman also inquired if parking easements and allocations were addressed. Madary stated there is shared parking with Pod 2 located across the street from the hotel in addition to the parking at the hotel itself.

Eshleman inquired when the hotel is expected to be completed. Bleznak stated construction is expected to begin in the next several weeks with completion in 12-14 months.

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On a motion by Flosdorf, seconded by Vigunas, the Board unanimously approved the Final Land Development Plan for the Rock Lititz Lodging subject to the conditions listed on the May 11, 2017 Memo along with all the waiver requests, prepared by Derck & Edson, dated 12/22/2016.

CONSIDER THE FINAL SUBDIVISION PLAN FOR THE BUCKWALTER TRACT-LITITZ BEND, PREPARED BY RGS ASSOCIATES, DATED 3/2/2017: Alex Piehl from RGS Associates was present to review the plan with the Board. Also present were Whit and Reid Buckwalter and Bill Fredericks from RGS Associates. Piehl gave a brief review of the project. It is located between W. Woods Drive and W. Millport Road. The Preliminary Plan was approved for 70 single family detached homes with one lot dedicated for the Homeowners Association. Phase I includes 42 single family homes, the HOA lot, and the lot where the Leib farmhouse is being relocated to.

Piehl noted there were restrictions included for accessory structures along the property lines restricting accessory structures within the rear setback.

Piehl stated there are no issues with the ELA letter dated April 19, 2017.

Zimmerman inquired if the farmhouse is within the parameters and footprint of the lot as far as side and front yard setbacks. Piehl stated there is access to the property off of W. Woods Drive and the lot is conforming. All the right-of-way easements have been accounted for.

Piehl stated the HOA will be responsible for the riparian buffer maintenance and provisions for this are included in the Land Development Plan as far as the maintenance schedule.

Vigunas inquired what the timeline was for Phase 2. Piehl stated this would most likely be dictated by sales from Phase 1.

On a motion by Eshleman, seconded by Flosdorf, the Board unanimously approved the Final Subdivision Plan for the Buckwalter Tract- Lititz Bend, subject to the recommendations by the staff listed on the May 11th Memo, prepared by RGS Associates, dated 3/2/2017.

CONSIDER THE CONDITIONAL USE DECISION FOR THE JOAN SINZ APPLICATION: Zimmerman reminded the Board this was the property on Disston View Road that was brought before the Board last month.

On a motion by Flosdorf, seconded by Eshleman, the Board unanimously approved the Conditional Use Decision as drafted for Case #2017-5.

CONSIDER SANITARY SEWER EASEMENT REQUEST BY JACOB REIFF SHOWN ON THE GLENN REIFF SUBDIVISION PLAN: Glenn Reiff is splitting his farm into two parts with an easement going across a preserved area. The action approves a separate sewer easement to adjacent lot through a preserved area.

On a motion by Flosdorf, seconded by Vigunas, the Board unanimously approved the sanitary sewer easement request by Jacob Reiff shown on the Glenn Reiff Subdivision Plan.

CONSIDER RESOLUTION 05-17-17-01 PROVIDING FOR HOP APPLICATION FOR RAIL TO TRAIL CROSSING: Zimmerman stated the paperwork is being submitted for the crossing at Rothsville Road.

On a motion by Kramer, seconded by Vigunas, the Board unanimously approved Resolution 05-17-17-01 providing for HOP Application for the Rail to Trail crossing.

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MS4 NOTIFICATION FROM PA DEP: Zimmerman stated the following steps will need to be taken: 1. A hearing will need to be held. 2. The plan will need to be reviewed. 3. The public will have the opportunity to comment prior to filing the permit in September.

CONSIDER REQUEST BY CONNOR HOLLAND FOUNDATION TO CONDUCT A 5K RUN/WALK ON 7/24/2017:

This request has been resubmitted and now utilizes the trail system of the Township instead of roadways as was previously submitted.

On a motion by Kramer, seconded by Flosdorf, the Board unanimously approved the request by the Connor Holland Foundation to conduct a 5K Run/Walk on 7/24/2017.

CONSIDER REQUEST BY THE LITITZ REC CENTER TO CONDUCT PRETZEL TWIST RUN ON 9/24/2017: On a motion by Flosdorf, seconded by Vigunas, the Board unanimously approved the request by the Lititz Rec Center to conduct the Pretzel Twist Run on 9/24/2017.

CONSIDER REQUEST BY ROTHVILLE COMMUNITY DAY TO HOST EVENT AT FORNEY FIELD ON 9/16/2017: On a motion by Eshleman, seconded by Flosdorf, the Board unanimously approved the request by Rothville Community Day to host event at Forney Field on 9/16/2017.

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

Respectfully submitted,

Daniel L. Zimmerman
Township Manager