

WARWICK TOWNSHIP BOARD OF SUPERVISORS

September 2, 2015

Chairman Logan W. Myers convened the September 2, 2015 meeting of the Board of Supervisors at 7:00 a.m. Present were supervisors Herbert Flosdorf, Michael Vigunas, and C. David Kramer. Also present were Daniel L. Zimmerman Township Manager, Rick Warfel representing Shultz Transportation, Susan Tennant Representing the Lititz Public Library, Todd Shoaf representing Pioneer Management, and Mark James of Lancaster. Absent was Supervisor Tony Chivinski.

PRESENTATION BY LITITZ LIBRARY- ANNUAL REPORT: Susan Tennant stated funding for the library continues to be a challenge. Tennant stated seven years ago the state provided 41% of the library's operating income and today it is down to 18%. Tennant is thankful for the continued monetary support from the Township and the community. Tennant also thanked the Township for the outstanding job they do on the maintenance of the grounds of the library.

Myers thanked Tennant for doing a wonderful job. Flosdorf inquired as to how the general contributions were trending. Tennant stated they were trending upward with the majority of the contributions being from personal contributors.

PSATS: See attached report.

ROTHSVILLE FIRE COMPANY: See attached report.

CONSIDER SKETCH PLAN FOR THE GOLDEN HAWK PROJECT, PREPARED BY PIONEER MANAGEMENT: Todd Shoaf is here to represent Pioneer Management. Shoaf stated Mr. James owns three lots located on the north side of Crosswinds Drive. The lots total approximately 5.5 acres. Mr. James would like to combine these three lots in to two lots and create a 2.7 acre tract and a 2.8 acre tract.

The existing conditions for the tract include curbing and sidewalk and access drives installed to each individual lot. There is public sewer and water along the frontage, and there is storm water management on the south end. Shoaf anticipates the need for additional storm water management for water quality as part of the NPDES permit as well as making sure the water basin has a 50% reduction volume. Access to the tract would be off of Crosswinds Drive. 40 parking spaces would be provided for the size of the building. The building will be approximately 19,000 square feet. Part of this would be for the display of classic cars and the

rest for the restoration of cars. The existing hedge will be kept as part of a buffer between the neighbors and the building. Supplemental plantings would also be placed to create a more substantial buffer in addition to the hedge.

An architect has been hired to design the building. Some changes may be made to the original structure however the square footage is not anticipated to be increased. The actual

configuration may change for flow and overall construction costs. The front yard setback would still be met, the usage would not change, and parking criteria would still be met. The building would stay in the same location however it may not project out as far and it is not anticipated to go back any further toward the residential zone.

Vigunas inquired of James if the building could be moved back due to its proximity to the road. Shoaf stated the building is at the maximum setback of 25 feet which is what is required for the local commercial zoning district.

CONSIDER PROPOSAL FOR EXPANSION OF SHULTZ BUS SERVICE: Zimmerman stated Shultz Bus Service is currently a nonconforming use in the R2 zoning district. The business was grandfathered in as it was an existing business. The property beside them went up for public auction. Shultz Transportation purchased this property contingent on a parking being able to be added to the rear of the property. The plans are to keep the existing house with the possibility of adding a fence behind the house. The parking lot itself would consist of stone. To expand from a nonconforming use onto another tract they would need to do a zoning variance. Also, it would need to be determined if by variance they would be allowed to expand on to an adjacent lot.

Flosdorf inquired where the maintenance of the busses was done. Warfel responded all maintenance was done at the Willow Street location. Shultz currently has approximately 30 busses and approximately 40 vans. Warfel stated the number of busses would not be increased it would just decrease the crowding of parking the busses on the existing property.

Warfel said he did speak with two neighbors and they were not opposed to the project. He has calls in to some other neighbors and is waiting to hear back from them.

The Planning Commission recommended to Warfel the first step would be to have a conversation with the neighbors and gauge their reaction to this project. The Board doesn't have a problem with the project and agrees with the recommendation from the Planning Commission on contacting the neighbors to get their reaction.

ROCK LITITZ: Zimmerman stated Rock Lititz is asking for a 90 day time extension for Phase II. On a motion by Flosdorf, seconded by Vigunas, the Board unanimously approved the 90 day time extension for Rock Lititz Phase II.

DISCUSSION ON DRAFT OF THE CONSERVATION CLUSTER OPTION: Zimmerman stated he asked Brandywine to provide the major changes that were discussed previously. The current proposal is to allow for no higher density than the current zoning and allows for flexibility in housing prototype- single, duplex, and multifamily.

The Conservation Cluster would provide a minimum of 40% but no more than 50% of open space. The option is given to apply this to the R2 Zone as well. If applied to the R2 Zone there

would be a minimum of 30% but no more than 40% of open space due to the fact that it is a higher density. With this new proposal the lot sizes would be adjusted.

Brandywine gave several options on how this land would be maintained. Specific criteria are outlined as to what the Township values as open space and restricts what this open space can consist of. Zimmerman stated there is a wide variety of ownership for the open space so it gives the option of the Township taking over of an HOA Association. An open space management plan is required. This is to ensure that the land is taken care of.

Zimmerman stated some tracts will be used as test sites so the Board will be able to determine if the Ordinance works as it should.

Zimmerman stated the Planning Commission liked the Cluster Development idea and will be looking at the tracts suggested by Brandywine as possible Cluster options.

Vigunas inquired what the reaction was from developers about Cluster Developments. Zimmerman stated Brandywine has said it has been well received. Flosdorf said from his experience developers like Cluster Developments as there is less infrastructure and the utilities are already there.

OTHER BUSINESS TO COME BEFORE THE BOARD: Duane Ober gave a brief overview of the Newport Square townhouse fire. Ober stated the first engine arrived on the scene within four minutes. He stated the firefighters did a good job in containing the fire. The four end units on the right side are going to be demolished completely, there will be a partial demolition of the six middle units, and the four units on the left end are going to be untouched.

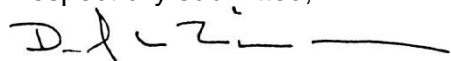
The fire companies voted for the possible merger on Monday, August 31, 2015. Ober stated each company self-imposed a 75% approval within their own company. Lititz had a 76% vote and Brunnerville had 71% vote. Because Brunnerville did not meet the 75% the merger is not going through as of now. A discussion ensued as to some of the reasons why the volunteers might have voted no and what can be done to make the fire companies get continue to cooperate for the good of the region.

Ober stated the volunteer firefighters would like to know if they can use the Leaf and Woody Yard Waste drop off site without paying. On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved the use of the Leaf and Woody Yard Waste drop off to the volunteer firefighters for free.

CONSIDER APPROVAL TO SELL 1999 FORD CHASSIS F550 TRUCK: On a motion by Kramer, seconded by Flosdorf, the Board unanimously voted approval to sell the 1999 Ford Chassis F550 truck.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:25 a.m.

Respectfully submitted,



Daniel L. Zimmerman,
Township Manager

