

**WARWICK TOWNSHIP BOARD OF SUPERVISORS**  
**MEETING MINUTES**  
**Warwick Township Municipal Office**  
October 4, 2017

Chairman W. Logan Myers, III convened the October 4, 2017 meeting of the Board of Supervisors at 7:00 a.m. In attendance were Herbert Flosdorf, Michael Vigunas, Kenneth Eshleman, and C. David Kramer. Also in attendance were Daniel L. Zimmerman, Township Manager; Craig Smith and Alex Piehl from RGS Associates; Laura Knowles from the Lititz Record Express; Bunnie Buckwalter from 1011 Lititz Pike; Andrew Buckwalter from 2515 Starbrush Drive; John Hoffer of 285 Rhoda Drive; RD Buckwalter representing Buckhill Farm; and Mark Will representing Lexington Farm.

**PSAT:** See attached Bulletin.

**FAIR DISTRICT, PA:** The email from Laurie Hess is requesting the Board to consider a Resolution declaring the process for redistricting to be done on a fair basis. Kramer and Myers will attend an informational meeting on October 10<sup>th</sup> and report back to the Board.

**LITITZ LIBRARY:** The library thanked the Board for their third quarter monetary contribution.

**LITITZ REC CENTER:** Attached is the financial report the had requested at a previous meeting Board had requested. At the next WRRC meeting the Board will discuss where they would like their quarterly monetary donations to be applied.

**CONTINUE REVIEW OF FORGE 2022:** Review of public meeting held on September 20, 2017: Zimmerman stated at the wrap-up meeting there were approximately 60 people from the public in attendance. The goals of the study were outlined and the opportunity was given for the public to express their comments. Most of the comments reiterated what were listed as objectives. All the information from the meetings is available on Facebook and on the Township's website. The next step is to finalize some of the objectives and to update the demographic and supplemental mapping that supports and updates where the Township is as far as the current status.

**LEXINGTON FARM:** Craig Smith from RGS Associates was present to review the project with the Board on behalf of Mark Will the developer. The property is located on the south side of Lexington Road and is approximately 50 acres in size. It is currently zoned Agricultural. The owner is petitioning to change the zoning to R1. The intent for the property is to construct 82 single family homes with 15 acres of open space under the Cluster Development Option. This location has close proximity to John Beck Elementary School so there would be intent to connect this development with pedestrian access to the school. In addition, the development would be an extension of the Brunnerville area. In order for this development to happen however a water tower would need to be constructed. Smith is under the understanding that a water tower for this area is scheduled to be built sometime in the next three to five years. Currently there is public sewer on Lexington Road however due to the slope of the road a pump station would be required to pump to the existing sewer main.

Zimmerman stated growth was intentionally restricted in the past north of Newport Road because there was not enough infrastructure to support growth in this area. At this time there is not enough water and sewer capacity to support the proposed development. The primary concern from the Planning Commission was that this is currently a viable working farm making it hard to justify that it should be developed.

The Board will consider placing this tract on the Future Land Use Map for an area of consideration.

**BUCKWALTER FARM:** Alex Piehl was present to review the project with the Board. Also present were Bunnie, R.D. and Andrew Buckwalter. The property is located on the east side of Lititz Pike. There are three tracts in total equaling approximately 105 acres. Piehl stated he was before the Board during the Impact 2017 Plan preparation with a plan known as the Shops East Plan which proposed an approximately 240,000 square foot commercial shopping center. At the time this was presented to the Board they felt they did not want to see a replication of shops on the east side of Lititz Pike. With this in mind, R.D. Buckwalter stated the family got together and decided to do something unique which would promote healthy eating in addition protecting and building natural resources. With these three things in mind they came up with the plan of building agriculture as the centerpiece of a mixed use development. This would include a unique architecture and layout. There would be walking/biking trails which would interconnect with the health campus on the west side of Lititz Pike as well as the walking trail around the Lancaster Airport to help promote good health. In addition, everything produced by the farm would be consumed by the development itself either through retail sales or through partnerships with restaurants located within the development itself. The farm facilities located there currently would be preserved and reutilized into some type of retail or restaurant use or potentially for education. Lastly, for every acre developed an acre will be preserved in the Township.

As far as the layout of the property, Piehl explained the barn would be retained as Buckwalter stated as well as the barn structure located to the north. This would be utilized with possibly some type of outdoor seating or outdoor sales area associated with it. The center of the development would be across from the existing intersection and this area would contain a farmable piece of land. To the north would be apartment buildings lining the perimeter. To the south would be potential commercial buildings. At this time there is also a proposed hotel and office space.

Zimmerman stated one concern both the Staff and the Planning Commission had were what impact this would have on the infrastructure especially the 501 corridor. In addition, the Planning Commission thought there were too many apartments planned for the site and they questioned the hotel and commercial space.

Flosdorf stated as far as rezoning the Township does not have a lot of Campus Industrial zoned land which would allow the creation of jobs benefitting both the Township and the School District.

The Board will consider placing this tract on the Future Land Use map for an area of consideration.

**GREEN HILL GROCERS:** Zimmerman stated the owners are requesting consideration for changing the zoning of three properties located along Newport Road from Rural Estate to Local Commercial. There are plans to expand the grocery store in the future and under the current zoning a Variance would be needed for this. The area along Newport Road could be considered for limited commercial.

**OTHER BUSINESS TO COME BEFORE THE BOARD:** Zimmerman stated for the Rothsville Fire Company's 100 year celebration, the Board will present a plaque with a summary of the fire company's history and WESC will give the fire chiefs a plaque.

Zimmerman stated the MS4 inspection went well.

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Zimmerman stated the Township won the enforcement action on the Hilltop case. The operation that had been in operation on this property no longer exists. The only violation at this time is the condition of the property. Zimmerman stated he will draw up an enforcement agreement to bring before the Board to review before giving it to the property owner.

**EXECUTIVE SESSION:** The Board went to an executive session to discuss personnel issues at 8:17 p.m. and returned at 9:15 p.m.

**ADJOURNMENT:** After returning from the executive session with no other business to come before the Board, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Daniel L. Zimmerman  
Township Supervisor