

WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
Warwick Township Municipal Building
June 6, 2018

W. Logan Myers, III convened the June 6, 2018 Warwick Township Board of Supervisors meeting at 7:00 a.m. In attendance were Supervisors Logan Myers, Herbert Flosdorf, Michael Vigunas, Kenneth Eshleman, and Andrew Spade. Also in attendance were Daniel Zimmerman, Township Manager; Laura Knowles with the Lititz Record; Caroline Hoffer with Barley Snyder; John Schick with Rettew Associates; Ryan Bollinger of 1331 Stony Lane, Lititz; Nelson Bollinger of 3127 Colebrook Road, Manheim; Alex Piehl with RGS Associates; Brian Soyka with Sheetz Inc.; and Billy Clauser, Township Planner.

BOLLINGER LETTER: D. Zimmerman stated the purpose of the letter is to let the Board know they are still pursuing the plan for a car wash facility in the Township however at a different site than originally proposed. The new plan will be brought before the Planning Commission at their next meeting on June 27th.

CONSIDER THE SHEETZ REVISED LAND DEVELOPMENT PLAN, PREPARED BY RGS ASSOCIATES, DATED 3/26/2018: ___ from RGS Associates along with Brian Soyka of Sheetz, were present to review the plan with the Board. The Sheetz is located at the intersection of 501 and Newport Road. The existing Sheetz is approximately 4,200 square feet with existing access points off of Newport Road and a right out and left/right in off of 501. There is an existing underground storm water facility that will be maintained. The proposal is to renovate and expand the existing store to approximately 6,600 square feet. The access point off of Newport Road will remain the same and the existing access point off of 501 will be closed off and a new access point will be made more to the north. The gas pumps will be reduced from 12 down to 10. Water and sewer connections will remain the same as will the capacity.

___ is under the understanding that the HOP will be resubmitted this week to PennDOT.

B. Soyka stated this is part of a remodel program that has been going on with the company for a couple of years. The remodel will include indoor and outdoor seating. Both canopies on the pump islands will be removed completely and a new canopy will be installed along with new tanks. H. Flosdorf inquired if there were going to be any charging stations for electric vehicles. B. Soyka stated Tesla has an agreement with Sheetz that they choose where they want to go and would do all the prep work and approvals to place the charging stations. At this time they are not planning to place any underground conduit in the anticipation of charging stations being placed in the future.

D. Zimmerman stated the new access point off of 501 is controlled by Mr. High, the property owner. There is a separate HOP under Mr. High but it is tied to the Sheetz. The completion of the HOP should be tied into the Certificate of Occupancy for the Sheetz. Both access points, from Newport Road and 501, would have space to include access to Mr. High's land located beside the Sheetz should this area be developed in the future. B. Soyka stated Sheetz will construct the access point for 501 however Mr. High is getting the required permits. As soon as the HOP has been received, construction can begin.

On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved the Sheetz Revised Land Development Plan with the conditions as stated by Staff on the June 1, 2018 Summary of Documentation.

CONSIDER THE LC BANK FINAL LAND DEVELOPMENT AND LOT ADD-ON PLAN, PREPARED BY RGS ASSOCIATES, DATED 2/26/2018: Alex Piehl from RGS Associates, Phil Wolgemuth with March Capital, and John Schick, and Caroline Hoffer with Barley Snyder are present to review the plan with the Board. The project is located at Lititz Pike and W. Woods Drive. The project was first put before the Board in 2017. It went through a Conditional Use process to get approval for a drive-thru and a Variance process related to the lot configuration; both the Conditional Use and the Variances requested were all granted. The design has stayed the same. Taking into consideration the comments from the Planning Commission, the building was brought closer to Lititz Pike and took into account the configuration of the sidewalk for a potential turn lane that could happen southbound on Lititz Pike in the future. The bank is approximately 3,000 square feet. Access to the bank will be from W. Woods Drive.

One waiver request is for the intersection separation between the entrance point and Lititz Pike due to the slope.

M. Vigunas brought up the issue of the difficulty with sight distance at the intersection of W. Woods Drive and Lititz Pike. A. Piehl stated this will be improved as part of the project.

A. Piehl stated the water main is being extended along W. Woods Drive to provide service into the site. Sewer is being connected as well that will serve the bank and will have a stub for any future development. Storm water will be managed by an underground storm water facility associated with the bank.

A. Piehl stated as part of the project the radius at the intersection of W. Woods Drive and Lititz Pike is going to be increased to improve the flow of southbound traffic along with some curb work along Lititz Pike.

On a motion by M. Vigunas, seconded by H. Flosdorf, the Board unanimously approved the following waiver requests: Section 285-7.C, Section 285-27.K(3), and Section 285-28.B(2)(b).

On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved the LC Bank Final Land Development and Lot Add-on Plan, prepared by RGS Associates, dated 2/26/2018 subject to the conditions set forth in the ELA Letter dated May 25, 2018.

DISCUSSION ON PROPOSAL FOR FRANCHISE AGREEMENT: D. Zimmerman stated the Township is in partnership with five other partners- Lititz Borough, Ephrata Township, Akron Borough and Ephrata Borough. Akron Borough is the only entity that has not responded back. Mr. Cohen, Attorney, laid out the pros and cons of the proposal from Comcast. Comcast's primary interest is to provide internet service however they did offer cable services to a very limited area within the Township. D. Zimmerman stated if the Township were to agree to Comcast's proposal, he would continue with the current provisions with Blue Ridge such as accountability and revenue. The participating managers are going to meet on Friday, June 8th to discuss everyone's thoughts.

D. Zimmerman stated the contract with Blue Ridge states should another franchise come in to the Township they would service the entire Township. It does not stipulate a time frame for this to occur. At this time, Comcast is not offering this. M. Vigunas questioned if this should be made a condition. H. Flosdorf stated this is a business proposal from Comcast and they are just focusing on the commercial businesses along the 501.

The Board feels the competition is good for the Township especially with Blue Ridge's contract coming up for renegotiation in 2019.

MANAGER'S UPDATE ON CURRENT PROJECTS: SR 772 Bridge Replacement: The sewer line relocation work started this week. Staff met with the contractors for the bridge. Work is anticipated to start the week of June 15th. Staff

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met with the NLCRPD to review the different detours. There will be an advanced notification sign coming in to Rothsville notifying of the road closure.

501 Project: The weather has not been conducive for the work causing delays and creating the possibility of the work being extended in to September. The center turn lane from Newport Road to Wynfield Drive is anticipated to be finished by June 15th. The intersection of 501 and Newport Road will get a new fish eye.

Paving Program: Prep work is being done at this time.

WERT: Bid specs for the bridge rehab have been sent out. DCNR approval has been received. The anticipated finish of the bridge is November of this year.

Strategic Plan: The Housing and Economic Committee will meet on Thursday, June 21st at 7:30 am at Lititz Borough.

Rothsville Corridor: This is the project of upgrading the loop detection system on the three intersections. This will be bid out in July and the work will be scheduled for September or October.

School zone sign on Landis Valley Road: The permits have been received. Only two quotes were received due to the project being too small. Action is needed today to award the bid in order to get it installed prior to the start of school in the fall.

Sixth Street Strategy: The Township has a partnership with Lititz Borough, Moravian Manor, LEFC Church, and Lee Moyer the Developer of Lititz Reserve for this project. The project will be broken down into two parts, the intersection projects at Rothsville Road and Clay Road and Woodcrest Avenue and 6th Street will be Phase 1 and will be bid out as one bid next year. The second phase is the street construction.

There was a discussion on the bridge detour and the issue of trucks using Newport Road and Clay Road instead of a PennDOT Road. In addition, there was a discussion on how to keep trucks from going through downtown Lititz.

REVIEW OF AUTHORITY AUDIT: D. Zimmerman stated the Authority had a good year. They are debt free on the water side.

AWARD PROPOSAL FOR SCHOOL ZONE FLASHING DEVICE FOR KISSEL HILL ELEMENTARY SCHOOL: On a motion by H. Flosdorf, seconded by A. Spade, the Board unanimously approved to award the contract to Herr Signal & Lighting for the school zone flashing device for Kissel Hill Elementary School.

OTHER BUSINESS TO COME BEFORE THE BOARD: D. Zimmerman stated the Township is hosting the Lancaster County Commissioner's Meeting on Tuesday, June 12th at 7:00 p.m. D. Zimmerman stated one thing he wants to tell the Commissioners is regarding the positive partnership the Township has had with the County.

There was a discussion on two plans, both for car washes that could come in. One from HRG and the other from the Bollinger's.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:28 a.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager