

WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
Warwick Township Municipal Building
March 7, 2018

W. Logan Myers, III convened the March 7, 2018 Warwick Township Board of Supervisors meeting of 7:00 a.m. In attendance were Supervisors W. Logan Myers, III, Michael Vigunas, Kenneth Eshleman, and Andrew Spade. Absent was Supervisor Herbert Flosdorf. Also in attendance was Daniel L. Zimmerman, Township Manager; Pat Barrett, Assistant Township Manager; Ryan Bollinger, 1331 Stony Lane, Lititz; Jeff Bollinger, 14 Owl Hill Road, Lititz; Nelson Bollinger, 3127 N. Colebrook Road, Manheim; Dwight Yoder from Gibbel, Kraybill, & Hess, 2933 Lititz Pike, Lititz; and Brad Zimmerman.

LANCASTER COUNTY VETERANS HONOR PARK: Dave Kramer and Bob Kornman made a presentation on the Lancaster County Veterans Honor Park. D. Kramer stated this initiative was started five years ago with a letter to the editor by a woman who is a widow of a navy pilot who was shot down and spent eight years in Hanio during the Vietnam War. She inquired as to why there was not a park in Lancaster County dedicated to honoring Veterans. Kramer himself is a Veteran who approached the Supervisors to obtain approval for a Veterans park in Warwick Township. Kramer approached Wayne Siegrist, the owner of the land between 6th Street and Kissel Hill Road, who agreed to give this land for use for the Veterans Park and the library. Details were worked out by the Township Staff. The design was created to be compatible with that of the library. The goal is to raise between three hundred and four hundred thousand dollars and Kramer is confident this can be accomplished. Groundbreaking will not occur until all the money has been raised.

B. Kornman stated the project will be broken into phases with Phase 1 being the center section. There will be a walkway leading to a circular area. Around the circle there are five columns and on each column there is a plaque that will honor the Army, Navy, Air Force, Marines and Coast Guard. Inside the circle will be a flag pole from the old Lititz Elementary School donated by W. Siegrist. This center area will also have benches and possibly a podium with a digital display. There will be down lighting on the signs, wall lights on the wall coming in, up lighting on the columns and a pole mounted light for the flag. All the lights will be on a dusk to dawn timer.

There are a number of contractors who are donating their services and supplies and or giving discounts for this project and include Diehm & Sons, ELA Group, BR Kreider, Clair Global, Bottom Line Contractors, Erb Brothers, Biemsderfer Nurseries, Sporting Valley Turf, and Rohrer's Quarry.

D. Zimmerman stated this project does not interfere with any future plans the library may have.

In addition, D. Kramer stated there will be a registry along with a public accessible terminal. A Veteran's information such as when and where they served can be entered into this terminal from a smart phone, tablet ect. and visitors will be able to view this when visiting the park.

To ensure the perpetual administration of the park and tenure D. Kramer and B. Kornman feel it is time to formally recognize the entity with eventually putting it under the auspice of the Warwick Recreation Committee. D. Zimmerman stated the Township is still trying to get the County involved with this memorial. A meeting with the Commissioners is anticipated this month with the hope they will provide insurance coverage to the park.

L. Myers thanked D. Kramer and B. Kornman for all their hard work and stated if there was anything the Board could assist them with they would.

CONSIDER SKETCH PLAN FOR LITITZ CAR WASH: Dwight Yoder with Gibbel Kraybill and Hess was present on behalf of Ryan, Jeff and Nelson Bollinger along with Tom Matteson from Diehm & Sons. The Applicant is in the process of responding to a request for proposal from the Lancaster Airport Authority who is the owner of a parcel of land that is located at the southwest intersection of Lititz Pike and Millport Road. The Applicant would like to build a state of the art car wash facility on this tract which is located in the I-2 District. Car washes are not permitted by zoning in the I-2 District. They are however permitted by Special Exception in the Community Commercial District.

One way to get this project to go through would be to go before the Zoning Hearing Board and apply for a Use Variance. After a conversation with the Township Staff and the Planning Commission it was felt the best option would be to apply for a Text Amendment to the I-2 District to allow a car wash as it was felt this might be something the Board would consider. The proposal would be to make this a Conditional Use so it would come before the Board and conditions could be added if needed. D. Yoder noted that currently even in the Community Commercial District car washes are only permitted if they have frontage on arterial collector roads. In addition, some of the provisions for a car wash include a 100' setback for the car wash facility. This will not be possible with this site due to its triangular shape.

D. Yoder stated the only way the project would move forward is if the Airport Authority likes the proposal and gives them the first shot at making a go of it. If this were to occur, the Applicant would come back and submit a Text Amendment. The Applicant would like to be able to go to the Airport Authority and say they received positive feedback from both the Planning Commission and the Board of Supervisors. If the Board does not like the proposal the Applicant would like to know today so they don't continue with the process with the Airport Authority.

D. Zimmerman gave some background on this piece of land. The Airport Authority had approached the Township in the past with proposals for a convenience store, a gas station or a fast food restaurant. The Staff did not want something that would create a high impact on the intersection as far as traffic which is why it was recommended not to rezone to Community Commercial.

M. Vigunas questioned how long the lease would be for. D. Yoder replied that currently the Authority has a specific existence and they can be renewed, they can go out of existence or they can be re-established. D. Yoder stated the Authority goes for another 35 years with the provision that if the Airport Authority still exists it would continue. When a land lease is done it needs to be for a long enough return period to make it feasible to put in the infrastructure.

T. Matteson gave an overview of the site plan. T. Matteson stated the Airport Authority has plans to do something commercial on the land immediately to the south of this tract which is in Manheim Township. Since there would be difficulty in obtaining access to 501 from this property the Airport Authority has insisted that the car wash provide a shared access. This access would come off of Millport Road and stop at the Township line. The car wash would have approximately 16 vacuum spaces. The vacuums are all controlled with a central turbine located in the building so there would no noise outside. Three employees would be on site at any given time. Six spaces have been provided for the employees to cover for any shift overlap that may occur. The front section of the plan leaves open space if further improvements to the intersection at 501 and Millport Road were ever needed.

L. Myers and A. Spade had concerns about the shared access drive. When Manheim Township develops the site to the south they are concerned with how much traffic will then be routed onto Millport Road. A. Spade inquired if the

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stub needed to actually be placed or if just a visual could be shown so if Manheim Township does decide to use the land to the south the Airport Authority would have to come to the Township and request use of the drive.

Bollinger described the car wash itself. Cars enter into the car wash on a belt conveyor which automatically takes the car through the tunnel. As soon as a customer pays they can drive on to the conveyor; there is no waiting. The amount of water that is used is less than at a regular car wash. LED lighting is used.

D. Yoder also explained that the ordinance requires public water and sewer. There is sewer to the site but not water. Options are being explored as to whether on site water would be used or if a connection to the main would be required.

D. Zimmerman inquired if the Board was open to sending a letter stating they were willing to consider the proposal. L. Myers stated he would like D. Zimmerman to talk with the Airport Authority to find out more about how the land was purchased as well as what the plans are for the property to the south. A letter will be drawn up stating the Board's willingness to consider the proposal which will be given along with the RFP.

AUTHORIZE PURCHASE OF 37,000 GVW DUMP TRUCK: D. Zimmerman stated this is a new dump truck and is in the 2018 budget plan. On a motion by M. Vigunas, seconded by K. Eshleman, the Board unanimously approved the purchase of the 37,000 GVW dump truck.

CONSIDER ATTENDANCE AT LCATS SPRING CONVENTION: D. Zimmerman asked the Board to let him know if they are able to attend the convention on March 27, 2018.

CONSIDER REQUEST BY SUNRISE ROTARY FOR ANNUAL RIDE FOR LITERACY: On a motion by M. Vigunas, seconded by A. Spade, the Board unanimously approved the request by Sunrise Rotary for the annual Ride for Literacy on May 12, 2018.

OTHER BUSINESS TO COME BEFORE THE BOARD: M. Vigunas stated there is still a water issue on Millport Road where the new development Lititz Bend is being constructed at the retention basin. The water runs over the trail path. G. Hummer stated he would pass this information along to the correct individuals.

EXECUTIVE SESSION: The Board went into an executive session to discuss personnel issues.

ADJOURNMENT: Following the Executive Session there was no other business to come before the Board so the meeting was adjourned at 8:42 a.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager