

**WARWICK TOWNSHIP BOARD OF SUPERVISORS**  
**MEETING MINUTES**  
**Warwick Township Municipal Building**  
August 15, 2018

W. Logan Myers, III convened the August 15, 2018 Warwick Township Board of Supervisors meeting at 7:00 p.m. In attendance were Supervisors W. Logan Myers, Kenneth Eshleman, Herbert Flosdorf, and Andrew Spade. Absent was Supervisor Michael Vigunas. Also in attendance were Daniel L. Zimmerman, Township Manager; Jason Minnich, Public Works Superintendent; Tom Zorbaugh, Code and Zoning Officer; Laura Knowles from the Lititz Record Express; Bill Swanick from HRG; Mitchell Brady; Reid Spangler from APAW; David Eberly from Lancaster Airport; and Jeff Bollinger from Lititz.

**APPROVAL OF MINUTES:** On a motion by H. Flosdorf, seconded by A. Spade, the Board unanimously approved the July 18, 2018 minutes as submitted.

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

**PAYMENT OF BILLS:** On a motion by A. Spade, seconded by H. Flosdorf, the Board unanimously approved the Payment of the Bills.

**MANAGER'S REPORT:** SR 772 Bridge Replacement: D. Zimmerman stated the recent rainy weather has impacted the progress of the project. Some of the work that had been completed was lost due to the flooding. The original completion date was slated for September 9<sup>th</sup>. An extension has been filed for however PennDOT will not approve this until approximately one week prior to the deadline so it can be gauged where the project is at before giving a new completion date. The School District has been notified of the delay as this will impact bussing.

Newport Road Sidewalks: The project has been completed and is now in the process of being closed out.

Paving Program: A portion of the macadam paving has been completed. Novachip work will be started in September.

WERT- Bridge Rehab Project: The bid was awarded to DESCO who indicated some changes were made which will create a credit to both Ephrata and Warwick Township. DESCO will take care of ordering the equipment and materials.

Strategic Plan: The Infrastructure Committee will meet at Elizabeth Township on Thursday, August 16<sup>th</sup> at 7:30 a.m.

Sixth Street Strategy: The Township received minor comments from PennDOT regarding the design. ELA is in the process of submitting the information required for the necessary permits.

Comcast Agreement: A final draft will be presented to the Board in September.

**TAX COLLECTOR'S REPORT:** On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved the Tax Collector's Report.

**PUBLIC WORKS REPORT:** J. Minnich stated the chipping has been completed as well as the ¼ inch chip and fog seal. The Deer Field Development paving has been completed. The Ultra-Thin is planned to be put down the third week in September on Pine Hill, Oak Street and the Staffordshire Development. H. Flosdorf inquired if there was any significant damage done from the flooding. J. Minnich stated water came over the street path of the Buch Mill Bridge and peeled the macadam away. The bridge is in the process of being repaired. There are numerous sinkhole repairs that are being worked on.

**POLICE DEPARTMENT REPORT:** The Board reviewed the report provided by Chief Steffen.

**ZONING OFFICER'S REPORT:** T. Zorbaugh stated there was not a hearing in July. The number of permits issued is up by 10 from last July.

**WESC/EMC REPORT:** The Board reviewed the report provided by D. Ober.

**ROTHSVILLE FIRE COMPANY:** The Board reviewed the monthly report for the fire, ambulance and fire police.

**CONSIDER SKETCH PLAN FOR AQUA PREMIER CAR WASH, PREPARED BY HRG, DATED 7/3/2018:** Reid Spangler, who will be the owner and operator of the facility, introduced himself to the Board. Bill Swanick from HRG then presented the Sketch Plan to the Board. The proposed facility would be located at the intersection of W. Millport Road and Lititz Pike. It would be located in the Campus Industrial Zoning District. For this project to go through, it would require a Text Amendment to be allowed in this zone. Access to the facility would align with the existing driveway to Stauffers of Kissel Hill. The property is approximately 2 acres in size. Water service would be provided by a private well that would be located on the Lancaster Authority Property and public sewer would be tapped into from the end of the Stauffer of Kissel Hill Property.

M. Brady stated the facility would have three automatic wash bays and two self-service wash bays. The Car Wash would be open 24 hours a day. There is no attendant present during the hours of operation however an attendant will stop by on occasion to make sure the facility there will be security cameras in place. Someone stops by to make sure the facility is clean i.e. collect trash. The facility will have security cameras. If there are any issues with the equipment, this can be handled remotely. D. Zimmerman inquired what the sound levels were of the vacuums were as there is a nearby resident. M. Brady stated the level would be less than a weed whacker. A buffer will be placed between the neighboring property and the car wash.

D. Zimmerman inquired about the amount of recyclables that will be used as well as the amount of waste generated. M. Brady stated the facility is approximately 85-90% reuse. K. Eshleman inquired what type of lighting was going to be used. R. Spangler stated there will be some lot lighting. The building lighting is mostly down lighting and the bays have lighting as well. The lights stay on 24 hours a day for security.

M. Brady stated six out of seven of the Planning Commission members gave an ok to proceed with the project. He would like to know if the Board would state if they are in favor or not of the project as the Applicant does not want to proceed further with the application process. The Board did not want to give any indication on how they feel about having a car wash at this location at this time until they know what is planned for the surrounding tracts of land.

R. Spangler inquired of D. Zimmerman what the next step would be moving forward. D. Zimmerman stated it is up to the Applicant if he wants to go before the Zoning Hearing Board. The Township can do research on what is still vacant

in the Campus Industrial Zone to address the Board's concern of what is being proposed, if anything, for the surrounding tracts of land and relay this information back to the Board.

**CONSIDER TIME EXTENSION REQUEST BY SHEETZ:** D. Zimmerman stated the delay is the HOP which is progressing. On a motion by H. Flosdorf, seconded by A. Spade, the Board unanimously approved the time extension of 92 days for a new date of December 5, 2018 as requested by Sheetz in the RGS Associates Letter dated August 2, 2018.

**CONSIDER TIME EXTENSION FOR 931 LITITZ PIKE STORAGE:** On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved the time extension of 90 days for a new date of November 25, 2018 for 931 Lititz Pike Storage as requested in the RGS Associates Letter dated August 7, 2018.

**CONSIDER PARTIAL RELEASE OF LETTER OF CREDIT FOR JONESTOWN TRUST CO:** D. Zimmerman stated the project is 95% complete at this time. On a motion by K. Eshleman, seconded by A. Spade, the Board unanimously approved the partial release of the Letter of Credit for Jonestown Trust Co. in the amount of \$141,100.00 as outlined in the ELA Letter dated August 3, 2018.

**CONSIDER DRAFT OF AMENDMENT TO THE ZONING ORDINANCE ESTABLISHING STANDARDS FOR COMMUNICATION TOWERS- ANTENNAS AND PROVIDING GUIDELINES FOR FACILITIES WITHIN AND OUTSIDE OF THE PUBLIC RIGHT-OF -WAY:** D. Zimmerman stated this ordinance is in response to the next upgrade to cell service G5. The ordinance was prepared by the Cohen Law Firm. D. Zimmerman would like to adopt this ordinance in October or November of this year. If they Board has any comments/changes they will let D. Zimmerman know by the September 5, 2018 meeting.

**CONSIDER REQUEST BY VENTURE LITITZ TO HOLD A APOCALITITZ 5K ON 10/27/2018:** On a motion by K. Eshleman, seconded by A. Spade, the Board unanimously approved the request by Venture Lititz to hold an ApocaLititz 5K on 10/27/2018.

**REVIEW OF MID-YEAR REPORT FROM WESC:** D. Zimmerman stated this information was also reported to the Commission in July. The time of day the calls are received continues to be an issue with having enough volunteers be able to respond. D. Zimmerman stated it is being looked into on how to reduce the number of automatic fire alarms. H. Flosdorf inquired since many of the automatic alarms are repeat offenders, could there be some kind of penalty put in place to try to reduce this number. D. Zimmerman stated he has asked D. Ober to set up meetings with these entities to try and come up with a solution to this problem.

**ADJOURNMENT:** With no other business to come before the Board, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Daniel L. Zimmerman  
Township Manager