

WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
Warwick Township Municipal Office
September 19, 2018

W. Logan Myers, III convened the September 19, 2018 Warwick Township Board of Supervisors meeting at 7:00 p.m. In attendance were Supervisors Logan Myers, Herbert Flosdorf, Michael Vigunas, Kenneth Eshleman, and Andrew Spade. Also in attendance were Daniel Zimmerman, Township Manager; Jason Minnich, Public Works Superintendent; Tom Zorbaugh, Code and Zoning Officer; Mike Leeking of 1250 E. Newport Road, Lititz; David Bitner from RGS Associates; Nick Good from Senator Ryan Aument's Office; Kevin Bledsoe from Investment Real Estate; Carol Deem from the Lititz Public Library; Bob Kornman of 4 Ridge Road, Lititz; Todd Eachus from Comcast; Laura Knowles from the Lititz Record Express; Rob Lockard; and Darren Seiverling, Brunnerville Road.

PUBLIC HEARING: CONSIDER ORDINANCE 283 TO APPROVE A CABLE FRANCHISE AGREEMENT WITH COMCAST OF SOUTHEAST PA, LLC: D. Zimmerman stated the Ordinance would authorize the execution of a cable franchise agreement between Comcast and Warwick Township and has similar outlines of provisions that the Township currently has with Blue Ridge. The term of the agreement is seven years.

Todd Eachus, a representative with Comcast, spoke before the Board to review the agreement. T. Eachus explained Comcast has the opportunity to offer video, internet, phone, and mobile phone in the Township's jurisdiction. The franchise agreement the Board has before them is the start of this authorization process.

H. Flosdorf wanted clarification that Comcast would only be serving businesses and industry not homes. T. Eachus stated businesses will receive these services whether the Township accepts the agreement or not. The franchise agreement affords the opportunity to provide cable service to residents of the Township. H. Flosdorf stated he understood that Comcast was only going to be providing service to the businesses along 501. He inquired if the plans were now to go throughout the Township in the near future and provide service to the residents. T. Eachus stated the initial build that is planned is called the 501 corridor and is the initial phase. He stated this is a new initiative and it is not common for more than one provider to be investing infrastructure poles so it is unknown how effective this will be or even if residents will want this service. However, based on factors such as availability and capital, there is the desire to expand services in the Township. M. Vigunas inquired if this has been done in any other areas. T. Eachus stated Warwick Township would be the first to try this initiative. A. Spade inquired what the time frame is on the initial rollout. T. Eachus stated completion is anticipated by the end of June 1, 2019. M. Vigunas inquired how the marketing aspect was being planned. T. Eachus stated it will be targeted using individual addresses.

The floor was then opened up to any questions or comments from the public.

With no questions or comments from the floor or the Board, on a motion by M. Vigunas, seconded by H. Flosdorf, the Board unanimously voted to close the Public Hearing.

CONSIDER ORDINANCE 283 AUTHORIZING EXECUTION OF A CABLE FRANCHISE AGREEMENT BETWEEN WARWICK TOWNSHIP AND COMCAST OF SOUTHEAST PA, LLC: On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved Ordinance 283.

APPROVAL OF MINUTES: On a motion by A. Spade, seconded by K. Eshleman, the Board unanimously approved the August 15, 2018 minutes as submitted.

TREASURER'S REPORT: On a motion by H. Flosdorf, seconded by M. Vigunas, the Board unanimously approved the Treasurer's report as submitted.

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

MANAGER'S REPORT: SR 772 Bridge Replacement: D. Zimmerman stated the weather has affected the progress of this project. The revised completion date is now tentatively scheduled for October 10th but could go as late as October 15th. There is a 14 day curing period on some of the concrete pours. If the probability of rain is over 50% they can't pour. Currently the deck is poured and the walls are being formed. PennDOT is communicating directly with the School District with updates.

1997 Freightliner Truck: As per the 2018 budget this truck was put up for sale and the Board will consider bids next month.

Paving Program: All paving projects were completed just prior to the start of the new school year.

WERT: All the shop drawing reviews have been completed and all the materials have been ordered. Work is anticipated to start by the contractor in November and is anticipated to be completed in one month.

Strategic Plan: Lititz Borough will host the Housing and Economic Committee meeting tomorrow morning at 7:30 a.m. There will be several guest speakers to discuss affordable housing.

Emergency Declaration: D. Zimmerman is requesting the Board's consideration on an emergency retro-declaration on the August 31st flood.

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

PUBLIC WORKS REPORT: J. Minnich stated work was done at the Riparian Park and Saylor Park due to damage that occurred from the recent flooding. Gebhards Tree Care trimmed trees around the traffic signal at Newport Road and Brunnerville Road to improve sight.

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

ZONING OFFICER'S REPORT: The Board reviewed the report provided by T. Zorbaugh.

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

ROTHSVILLE FIRE COMPANY: The Board reviewed the monthly report.

CONSIDER THE 931 LITITZ PIKE STORAGE (MOOVE IN), PREPARED BY RGS ASSOCIATES, DATED 5/29/2018: Dave Bitner with RGS Associates reviewed the plan before the Board. The plan went before the Zoning Hearing Board to receive a Special Exception to expand the use for storage. The overall impervious area for stormwater is being reduced. A water quality feature is being added in the existing basin located behind the existing units. Sidewalk will be added along the frontage. The landscaping has been modified as per the request of the Planning Commission recommendations.

There are two waivers that are being requested:

Section 270-32.A.2.c: Loading Ratio- The Applicant is requesting a waiver of loading ratio recommendations for volume control facilities. It is proposed to allow loading ratios greater than those required in a non-karst area.

Section 270-37.C.1(A)(4): Minimum Pipe Diameter- The Applicant is requesting a waiver for the 15" minimum pipe diameter in locations outside the right-of-way with vehicular loading. It is proposed to utilize a 4" diameter pipe from TD-A3 to I-A2.

Rob Lockard, contractor for the project, then spoke to the Board. The building itself will be three floors of self-storage. Based on comments from the Planning Commission, the front of the building has been changed and is now parallel with the sidewalk. The sprinkler system will be housed in a 10' x 15' mechanical room.

M. Vigunas inquired if any of the existing storage units were going to be removed. R. Lockard stated the storage units were going to stay however all of the Keller Brothers buildings were going to be demolished.

Kevin Bledsoe, Vice-president of Moove In Self Storage, was introduced to answer some of the questions from the Board. M. Vigunas inquired if the facility was going to have 24 hour access. K. Bledsoe stated typically the access is 6 am to 10 pm. The facility will be gated with access obtained by a key pad. There will be security cameras on 24 hours a day. The office building will be manned from 9:00 a.m. until 5:30 p.m. K. Eshleman inquired how many units were proposed. R. Lockard stated there were going to be approximately 490 units ranging in size from 5 x 5 to 10 x 30. All units are internal and temperature controlled.

M. Vigunas inquired since this project was required to install a sidewalk, would the property owners to the north and south be required down the road to install sidewalks as well. D. Zimmerman stated it would be the Board's decision on whether or not to enforce that. D. Zimmerman stated when PennDOT expanded 501 to install the center turn lane, due to homes being right up against the street, this took away any available room for sidewalks. As the properties along 501 are bought and redeveloped, the potential is there to require sidewalks to be installed. It would be difficult to require sidewalks in homes that are currently inhabited as a portion of the house itself would need to be removed.

L. Myers inquired if there were two entrances to the new building. R. Lockard stated there is an entrance for clients to get into the office outside of the security gate during operating office hours. After hours, there are two keypad access entrances. The gate systems are all computerized as part of the security feature.

On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved the 931 Lititz Pike Storage Final Land Development Plan with the conditions outlined on the on the September 19, 2018 cover sheet along with the two waiver requests.

CONSIDER REQUEST BY HESS HOME BUILDERS FOR THE E. WOODS DRIVE PROJECT FOR REDUCTION OF LETTER OF CREDIT: On a motion by M. Vigunas, seconded by K. Eshleman, the Board unanimously approved the request by Hess Home Builders for the E. Woods Drive Project for the Reduction of the Letter of Credit in the amount of \$73,669.

CONSIDER THE STORMWATER PLAN FOR THE VETERANS HONOR PARK OF LANCASTER COUNTY: D. Zimmerman stated the Lancaster County Veterans Park Committee have prepared a Land Development/Stormwater Plan with the Township's Engineer, ELA Group, and ARRO, the Township's alternate engineer, reviewed the plan. The Township acquired 6.4 acres from Mr. Siegrist for the site. The park is located directly across from the library's parking lot and will complement the library building as it will be made out of the same building materials. The Board of Supervisors has agreed that once the memorial has been constructed, the Township will provide maintenance to the park which would include any maintenance for stormwater. D. Zimmerman stated he met with the Library Board and

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explained to them that the memorial will have no interference with any future plans they may have as far as expansion. The memorial will have visitors however mostly on an irregular basis and should not interfere with the existing library parking.

To handle the stormwater, there will be a small piping system underneath that will convey the water towards 6th Street.

Lighting will be provided on the flagpole, as well as on the signage entering the memorial, on the Lincoln quote, and there will be pathway lights around the circle and up lights on the pillars. At this time it has not been determined if the lights will be operated dawn to dusk or be motion sensitive.

There is existing signage at both entranceways for the library. A joint sign is being proposed listing the library on top and the Veterans Park underneath.

Anticipated groundbreaking is scheduled for Veterans Day.

On a motion by H. Flosdorf, seconded by A. Spade, the Board unanimously approved the Stormwater Plan for the Veterans Honor Park of Lancaster County.

CONSIDER THE 2019 MMO FOR WARWICK PENSION PLAN: The Board was presented with the MMO for the Warwick Township Pension Plan for the Year 2019.

CONSIDER 2018 PLAYGROUND PROGRAM OVERVIEW: D. Zimmerman stated this is a free program provided at the area playgrounds. Participation for this program continues to grow. This is the 14th year of providing this program to children who live in the Township.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager