

## **WARWICK TOWNSHIP BOARD OF SUPERVISORS**

### **Meeting Minutes**

July 17, 2019

W. Logan Myers, III, Chairman, convened the July 17, 2019 Warwick Township Board of Supervisors meeting at 7:00 p.m. In attendance were Supervisors Kenneth Eshleman, Herbert Flosdorf, Logan Myers, Michael Vigunas, and Andrew Spade. Also in attendance were Patrick Barrett, Assistant Township Manager; Laura Knowles from the Lititz Record Express; Andrew Casey from Eagle Disposal; E. Jones, Bill Fredericks, and Alex Piehl from RGS Associates; Joe Pascale from the Summerwood Corporation; John Schick from Rettew Associates; Pete Carson, 46 Pinewood Avenue, Lititz; Ted Pfeifer from Landmark Commercial; and Kip Lynch.

**GUEST RECOGNITION:** Andrew Casey inquired if the Board would considered putting trash service out for bidding to provide a single hauler within the Township.

Pete Carson requested the meeting minutes from the June 19, 2019 meeting regarding the bituminous seal coat paving project in his development reflect that 96 homeowners petitioned to stop the paving project.

**APPROVAL OF MINUTES:** On a motion by K. Eshleman, seconded by H. Flosdorf, the June 5, 2019 and June 19, 2019 minutes were approved as submitted.

**TREASURER'S REPORT:** On a motion by M. Vigunas, seconded by A. Spade, the Treasurer's Report was approved as submitted.

**PAYMENT OF THE BILLS:** On a motion by A. Spade, seconded by H. Flosdorf, Payment of the Bills was approved as submitted.

**MANAGER'S REPORT:** Contract Negotiations: P. Barrett stated there have been two meetings thus far. Health insurance options are currently being evaluated.

Pumping Station 13-Saylor Park: The feasibility study is underway. There is the possibility the station might be moved instead of expanding it in order for it to be removed from the floodplain.

6<sup>th</sup> Street Project: The Township is in the process of finalizing the details of the right-of-way acquisition with two residents near the roundabout. A meeting was held with Windstream and PP&L regarding pole relocation.

**TAX COLLECTOR'S REPORT:** On a motion by M. Vigunas, seconded by A. Spade, the Tax Collector's Report was approved as submitted.

**PUBLIC WORKS REPORT:** M. Vigunas wanted to compliment the Public Works crew for the exemplary work they do on the roads within the Township. He stated whatever application is chosen for a particular road is meant to preserve that road for as long as possible. The fact that the Township has not raised taxes in 25 years shows money is not being wasted but is in fact being used efficiently and the decisions the road crew makes need to be trusted that they are made with the Township's best interests in mind.

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K. Eshleman stated he was asked recently if consideration has been given to paving the trail. L. Myers stated he has been involved with the trail since its inception and the options for the type of surface to be applied was discussed several times. The most overwhelming reason for the type of surface that was chosen was it was felt the character where the trail goes in the Township was in keeping with a gravel type surface versus a bituminous surface.

**POLICE DEPARTMENT REPORT:** The Board reviewed the July 2019 Dashboard Brief Report as well as the July 2019 Accountability Report. K. Eshleman reported there are some renovations that are being done to the department building with a main focus on a housing area for the body worn cameras.

**ZONING OFFICER'S REPORT:** The Board reviewed the June 2019 report.

**WESC/EMC REPORT:** The Board reviewed the June 2019 report.

**PSATS:** The Board reviewed the June-July 2019 News Bulletin.

**ROTHSVILLE FIRE COMPANY:** The Board reviewed the June 2019 report.

**LITITZ REC CENTER:** The Board reviewed the letter thanking the Township for their second quarter monetary donation.

**CONSIDER REQUEST FOR REDUCTION OF LETTER OF CREDIT FOR THE LITITZ LAND TRUST-PHASE 2:** On a motion by M. Vignas, seconded by H. Flosdorf, the Board unanimously approved the request for the reduction of the Letter of Credit for the Lititz Land Trust-Phase 2 in the amount of \$92,000.00.

**CONSIDER REQUEST FOR REDUCTION OF LETTER OF CREDIT FOR THE LITITZ LAND TRUST-PHASE 1:** On a motion by M. Vignas, seconded by H. Flosdorf, the Board unanimously approved the request for the reduction of the Letter of Credit for the Lititz Land Trust-Phase 1 in the amount of \$3,500.00.

**CONSIDER REQUEST FOR REDUCTION OF LETTER OF CREDIT FOR THE MICHAEL PALASZ PROJECT:** On a motion by H. Flosdorf, seconded by A. Spade, the Board unanimously approved the request for the reduction of the Letter of Credit for the Michael Palasz Project.

**CONSIDER SKETCH PLAN FOR THE TACO BELL, PREPARED BY RGS ASSOCIATES, DATED 6/12/2019:** Alex Piehl along with Bill Fredericks and E. Jones with RGS Associates were present to review the plan. Also present were Joe Pascale with the Summerwood Corporation on behalf of Taco Bell and John Schick with Rettew Associates. The proposed project, a Taco Bell, is located at the site of the former Pizza Hut at the corner of Lititz Pike and Crosswinds Drive. The square footage of the project is approximately 2,700 square feet. Sidewalk is being proposed along the street frontage as well as along Crosswinds Drive. A. Piehl stated as part of the original design that was reviewed before the Planning Commission, the plan was to pull the Taco Bell closer to the corner of Crosswinds Drive and Lititz Pike. The thought process in doing this was due to the fact it is located in the Local Commercial District and has the maximum building setback of 25' from the road. One concern brought up by the Planning Commission included the difficulty in making a drive-through work with a maximum building setback as well as how the building was positioned and the orientation of it. The Planning Commission asked if the design could be modified by shifting the building to the north and reconfiguring the drive-through and parking. Per their request, a new plan was submitted to the Township. With the new plan, the entrance is in the same location as the former Pizza Hut with the drive-through located on the east side of the building. The dumpster has been removed from off the parking lot. This will allow for easier access for delivery trucks as well as emergency service vehicles. This new plan created five additional parking spaces and decreased the impervious area. H. Flosdorf questioned where signage was being proposed. T. Zorbaugh stated they will be allowed to have two ground signs and two wall signs. A. Spade inquired what the seating capacity was. J. Pascale stated the restaurant would have 66 indoor seats and there will be additional outside patio seating. J. Pascale

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stated when looking at the rendering the prototype is composed of rustic metal, cement board siding and brick. He stated approximately 65% of the business will be drive-through customers. M. Vigunas questioned the size of the parking area. J. Pascale stated less would be acceptable however with the additional parking the project is still under the required impervious area. A. Piehl stated the Township's ordinance requires 37 parking spaces.

J. Schick stated a traffic analysis was completed of the area during the morning and afternoon at Owl Hill Road in the morning and afternoon. The existing drive connecting Crosswinds Drive on both sides of Trolley Run as well as the intersection of Highlands Drive were also reviewed. The intersection at Lititz Pike had acceptable levels of service. The issue was the queue coming eastbound from Crosswinds Drive to Lititz Pike. The current approach has a left turn lane and a through lane. The queue at times goes back to Highlands Drive or to the entrance to Trolley Run. The worst peak is in the afternoon and averages 279 feet back from the intersection. From Crosswinds Drive and Trolley Run the queue is approximately 208 feet from the intersection. To try to decrease this queue, the proposal is to add a 130 foot right turn lane with a 40 foot radius. There was a lengthy discussion on the proposed right turn lane.

The Board was in favor of the new plan and did not have an issue with the variance regarding the setback that would be requested of the Zoning Hearing Board.

**CONSIDER SALE OF A 2001 F250 PICKUP TRUCK:** P. Barrett stated the Township did not receive the set bid however there were two bids that came in lower. The second highest bidder bowed out and the Township did not receive a check from the third bidder by the close of office hours today as requested. A discussion will be held with D. Zimmerman about the possibility of keeping the truck and T. Zorbaugh using it for plowing.

**CONSIDER REQUEST BY HANDS-ON-HOUSE TO HOLD MARATHON RACE ON 9/20/2019:** On a motion by H. Flosdorf, seconded by A. Spade, the Board unanimously approved the request by Hands-On-House to hold a marathon race on 9/20/2019.

**CONSIDER RESIGNATION OF GARY LEFEVER AS THE ALTERNATE FOR THE WARWICK ZONING HEARING BOARD:** On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously accepted the resignation of Gary Lefever as the alternate for the Warwick Zoning Hearing Board.

**CONSIDER APPOINTING JEREMY STRATHMEYER AS ALTERNATE TO THE WARWICK ZONING HEARING BOARD:** On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved appointing Jeremy Strathmeyer as alternate to the Warwick Zoning Hearing Board.

**CONSIDER PROPOSAL FROM ELA FOR DESIGN & BID SPECS FOR STORMWATER PIPE REPLACEMENT PROJECT:** P. Barrett stated this is for the stormwater pipe that is going to be replaced in Pine Lane Estates.

On a motion by A. Spade, seconded by M. Vigunas, the Board unanimously approved the proposal from ELA for design & bid specs for stormwater pipe replacement.

**CONSIDER DISCUSSION ON OPT-OUT OF ALLOWING VIDEO GAMING TERMINALS WITHIN THE TOWNSHIP:** P. Barrett stated a decision needs to be made by the end of August so the Board has time to discuss the issue. M. Vigunas questioned if the Township opted out is there the option to opt in later if desired. In addition, if the Township decided to opt in could it be centered on just one area. P. Barrett stated he will find out the answers to the Board's questions and get back to them.

**ADJOURNMENT:** With no other business to come before the Board, the meeting was adjourned at 8:25 p.m.

Board of Supervisors  
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Respectfully submitted,

Patrick Barrett  
Assistant Township Manager