

WARWICK TOWNSHIP BOARD OF SUPERVISORS

January 20, 2016

Chairman W. Logan Myers, III convened the January 20, 2016 meeting of the Board of Supervisors at 7:00 p.m. Present were Supervisors Herbert Flosdorf, Michael Vigunas, Kenneth Eshleman, and David Kramer. Also present were Daniel L. Zimmerman, Township Manager, Dean Saylor, Public Works Superintendent, Dave Steffen, Chief NLCRPD, Tom Zorbaugh, Zoning and Coding Enforcement Officer, Duane Ober, WESC Administrator, Chris Venarchick representing RGS Associates, William Croswell, Township Solicitor, A.B. Knouse 398 W. Woods Drive, Will Burkhardt 400 W. Woods Drive, Kim Graybill representing Pioneer Management, Dave Bittison representing TOA, Whit and Reid Buckwalter representing BFLP, Gertrude and George Walton 369 W. Woods Drive, Judith and Frank Matarazzo 221 W. Woods Drive, Mark James representing Golden Hawke, Ruby and Todd Whitmer 359 W. Woods Drive, Carol Rettew 231 W. Woods Drive, Tom Eiseman 231 W. Woods Drive, Laura Knowles representing the Lititz Record, Susan Keyser 229 W. Woods Drive, and Laurie Mumma 227 W. Woods Drive.

PUBLIC HEARING TO CONSIDER ORDINANCE OF THE TOWNSHIP OF WARWICK TO REZONE A TRACT OF LAND CONTAINING 24.403 ACRES, MORE OR LESS, SITUATED ON THE SOUTH SIDE OF WEST WOODS DRIVE (T-899) IMMEDIATELY WEST OF AND INCLUDING A PORTION OF FORMER HESS LANE FROM PARTLY R-1 RESIDENTIAL ZONE (R-1) AND PARTLY AGRICULTURAL ZONE (A) TO R-2 RESIDENTIAL ZONE: Chris Venarchick with RGS Associates and Dave Bittison representing Traditions of America, were present to discuss the Application for Rezoning. Venarchick stated he will discuss the process for review, a sketch plan, and the type of plan to be implemented. Venarchick stated there are two parcels being considered for rezoning. One parcel is approximately 23 acres immediately north of the existing Traditions of America Community and an approximately 1 acre parcel enclosed within this area along W. Woods Drive.

Venarchick discussed access to the property. W. Woods Drive is a fairly heavily traveled roadway and there was concern in the original plan with the access point. The new access point is off of Hess Lane.

In regards to pedestrian movement, Venarchick stated the original walkway drops off at one point due to the topography. The revised walkway is proposed to close the gap between the lower TOA site and the adjacent walking trail network.

Venarchick stated the Riparian Buffer will be extended and Bachman Run will be protected up to W. Woods Drive.

Venarchick stated the community would be similar to the lower 60 acres. There will be approximately 65 single family homes and approximately 26 duplexes for a total of approximately 91 units. There are approximately 3.8 dwelling units per acre. In terms of rezoning, if the property was developed by right 4 units per acre could be constructed in a Cluster R-1 and in Cluster R-2 5 units per acre could be constructed.

Venarchick stated the proposed use fits appropriately into the area with the adjacent medical use, vehicular and pedestrian access to shopping and improved roadway network. The impact of traffic would be less than an R-1 scenario. There would be less traffic generated during peak hours. Water usage and utility usage would also have a lesser impact.

Venarchick stated there are several factors that are involved with the timing of the project. One factor is in trying to keep the consistency and flow of construction going. TOA would like to keep the local employees working.

The management of this community would be under one common ownership and maintenance. The roads would all be private as with the lower portion of TOA.

Residents from both sites would have access to the amenities located throughout the development.

Construction would be anticipated to possibly begin fall of 2016.

Venarchick is seeking the consideration of a vote to rezone the property. If this is granted the next step taken would be to seek an amendment to the Conditional Use for use as a 55+ community. Moving forward if the Conditional Use is granted a revised Land Development Plan would then be submitted.

Kramer asked what the status was of the historical house located on the property. Venarchick stated a few weeks ago there was a meeting with several architects on the property who walked through the house. One condition that will be offered as part of the application is the feasibility of re-using this structure. Venarchick stated at this time they are awaiting proposals from the architects.

Bill Croswell had some questions for Venarchick and Biddison which were answered to his satisfaction.

Zimmerman stated any rezoning petition goes through two reviews; one is to the County Planning Commission who reviews for compliance to determine whether the plan complements the county comprehensive plan. The other review is done by the Township Planning Commission to be evaluated as to whether it is compliant with the Regional Strategic Plan. The review letter from the county dated December 15, 2015 indicated the proposal is consistent. The County Planning Commission did highlight two issues, the historic structure and the environmental features such as the extension of the Riparian buffer. The Planning Commission did ask for consideration for Hess Lane to be connected to the other 60 acres.

The meeting was turned over for public comment. Gertrude Walton who lives on W. Woods Drive is concerned of the increase in the amount of traffic this would create. Zimmerman explained that W. Woods Drive is a local street and local streets have a volume amount that complements the local street standard. With the proposed development the count would stay within the acceptable range. A traffic study would be conducted to verify the traffic volume.

Tom Eiseman who also lives on W. Woods Drive had a question regarding the Township's Planning Commission's recommendation of tying in to Highlands Drive. Zimmerman stated the Planning Commission wanted to at least have this possibility of the connection evaluated.

George Walton questioned how many accidents have been figured in with this development. Zimmerman stated an accident could happen on any road. With this proposal there would actually be fewer trips than with an open market development.

On a motion by Flosdorf, seconded by Vigunas, the Board unanimously agreed to close the hearing and not take a vote tonight. The vote will be taken at the next Board of Supervisors meeting.

APPROVAL OF MINUTES: On a motion by Vigunas, seconded by Flosdorf, the Board unanimously approved the meeting minutes from December 2, 2015 and December 16, 2015.

TREASURER'S REPORT: On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved the Treasurer's report.

PAYMENT OF BILLS: On a motion by Eshleman, seconded by Vigunas, the Board unanimously approved the Payment of the Bills.

MANAGER'S REPORT: NLCRPD: Zimmerman stated the Commission and the Police Department will be hosting an open house on February 10, 2016 at 6:00 p.m. The Commission asked the Chief to include more performance standards in his report in order to get a better idea of what is happening in the Department.

WESC: See attached report.

At the February 3rd meeting of the Board, the completed MS4 map will be shown as well as a transportation plan and how this will impact traffic for the coming year.

Audit: See attached letter from Sager, Swisher and Co. The audit will be conducted the last week of January.

Updated Liaison Assignment Sheet: This was provided to all Board members showing the changes made at the 2016 reorganization meeting.

Strategic Plan: The Coordinating Committee will meet Thursday, January 21st at 7:00 a.m. here at the Township building.

6th Street Project: The RFP's for consultant services are going out this week.

TAX COLLECTOR'S REPORT: On a motion by Vigunas, seconded by Kramer, the Board unanimously approved the Tax Collector's report.

PUBLIC WORKS REPORT: Saylor stated there were two main areas of focus in recent weeks. One area is grubbing along the Rail Trail in the area where the well is being constructed and the other area of work is in Linear Park on the wetlands. Public Works is preparing for the snow which is forecasted for this weekend.

POLICE DEPARTMENT REPORT: On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved the Police Department Report.

ZONING OFFICER'S REPORT: Zorbaugh stated there has not been a Zoning Hearing meeting since August, however there is a meeting scheduled for February.

WESC/EMC REPORT: Flosdorf stated the Brickerville Ambulance is having trouble manning the ambulance with volunteers. Proposals were obtained and the decision was made to join Northwestern Ambulance Association. Flosdorf stated this Association has 60-70 employees that handle the entire Northwestern part of Lancaster County.

BRUNNEVILLE FIRE COMPANY: See attached report.

ROTHSVILLE FIRE COMPANY: See attached report.

SNOKE LETTER: See attached letter. Zimmerman stated it is not feasible to have lighting along the trail. Also, the trail is open from dawn until dusk and was not meant for nighttime use. Snoke's letter will be forwarded to the Regional Trail Committee.

LITITZ REC CENTER: See attached letter thanking the Township for the quarterly contribution.

LITITZ PUBLIC LIBRARY: See attached letter thanking the Township for the quarterly contribution.

LANCASTER COUNTY: See attached letter regarding the Reassessment Timeline.

CONSIDER THE FINAL LAND DEVELOPMENT PLAN FOR GOLDEN HAWKE, PREPARED BY PIONEER ENGINEERING, LLC, DATED 11/13/2015: Kim Graybill from Pioneer Engineering is here tonight requesting approval on the Final Land Development Plan for Golden Hawke as well as approval of six modification requests, and construction cost. This project was presented last fall to the Board as a sketch plan. Since then the plan was brought before the Planning Commission as a preliminary final plan and received conditional approval from them. In addition, the comments from the ELA letter dated January 13, 2016 were addressed. The major change to the sketch plan is the shape of the building.

Flosdorf inquired if there was a plan for the remainder of lot #2. Graybill stated there is no plan at this time.

Graybill stated there will be an underground infiltration trench for infiltration. Stormwater management will be handled by the regional basin and the basin located on the south side of Crosswinds Drive.

Vigunas made a motion to give conditional approval to the plan and consider it the final plan and to approve the waiver requests with the conditions as outlined in the ELA letter dated January 13, 2016. This motion was seconded by Eshleman and the Board unanimously approved the Final Land Development Plan for Golden Hawke.

CONSIDER ORDINANCE AMENDING THE ZONING MAP- REZONE 24.403 ACRE TRACT FRONTING W. WOODS DRIVE FROM PARTLY R-1 RESIDENTIAL AND PARTLY AGRICULTURAL TO R-2 RESIDENTIAL: On a motion by Flosdorf, seconded by Kramer, the Board unanimously voted to table the decision on rezoning a 24.403 acre tract fronting W. Woods Drive until the February 3, 2016 Board of Supervisors meeting.

CONSIDER MOTION TO APPROVE UPDATED EMERGENCY OPERATIONS PLAN (EOP): There have been no amendments since this was first presented to the Board. On a motion by Flosdorf, seconded by Vigunas, the Board unanimously approved the updated Emergency Operations Plan (EOP).

CONSIDER MOTION TO AUTHORIZE RELEASE OF BIDS FOR E. WOODS DRIVE CULVERT REPLACEMENT: The bids placed last summer were rejected due to being more costly than anticipated. The design has since been modified and simplified. On a motion by Kramer, seconded by Vigunas, the Board unanimously approved the release of bids for E. Woods Drive culvert replacement.

CONSIDER MOTION TO AUTHORIZE PURCHASE OF SERVICE TRUCKS THROUGH CO-STARS: On a motion by Vigunas, seconded by Flosdorf, the Board unanimously approved the authorization to purchase one service truck.

CONSIDER RESOLUTION 01-20-2016-01 AUTHORIZING ANCILLARY ACTIVITIES BY VOLUNTEER FIRE COMPANIES SERVING WARWICK TOWNSHIP: Zimmerman stated the entire fire company is under Swift, the state workers comp system. Swift is now requiring a yearly Resolution outlining all activities that involve any participants involved in activities sponsored by the fire company in order for them to be covered under the Workman's Comp insurance.

Flosdorf inquired if specific dates for events can be eliminated in the event the function does not occur on given date. Zimmerman stated the resolution will be reevaluated to see if it can be modified.

CONSIDER REQUEST BY LITITZ REC CENTER FOR THE 2ND ANNUAL ADULT TRIATHLON ON AUGUST 7, 2016: On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved the request by Lititz Rec Center to hold the 2nd Annual Adult Triathlon on August 7, 2016.

CONSIDER REQUEST BY LANCASTER ROTARY FOR THE 13TH ANNUAL RIDE FOR LITERACY: On a motion by Vigunas, seconded by Eshleman, the Board unanimously approved the request by Lancaster Rotary for the 13th Annual Ride for Literacy.

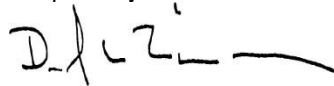
CONSIDER REQUEST BY LITITZ SPORTSMAN ASSOCIATION TO HOST FISHING DERBY AT RIPARIAN PARK ON APRIL 2, 2016: On a motion by Kramer, seconded by Vigunas, the Board unanimously approved the request by Lititz Sportsman Association to host the Fishing Derby at Riparian Park on April 2, 2016.

The Board adjourned for an executive session to consult with the Township Solicitor concerning information and strategy in connection with land use litigation relating to the property located at 12 Shirley Lane. The Land Use appeal pertaining to this matter is docketed to No. CI-15-08840 in the Court of Common Pleas of Lancaster County.

On a motion by Vigunas, seconded by Flosdorf, the Board unanimously moved the Township Manager and the Township Solicitor be authorized to negotiate a resolution of the land use dispute relating to the property located at 12 Shirley Lane. If a satisfactory consent agreement cannot be negotiated within a time frame acceptable to the Township Manager and the Township Solicitor, the Township Solicitor and the Zoning Officer are authorized to commence enforcement proceedings.

With no other business to come before the Board, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D. L. Zimmerman', followed by a horizontal line.

Daniel L. Zimmerman
Township Manager