

WARWICK TOWNSHIP BOARD OF SUPERVISORS MINUTES
October 2, 2013

Chairman W. Logan Myers convened the October 2, 2013 meeting of the Board of Supervisors at 7:00 a.m. Present were Supervisors W. Logan Myers, Herbert Flosdorf, C. David Kramer, Michael Vigunas, and Anthony Chivinski. In attendance were Township Manager Daniel Zimmerman, Susan Tennant, Mark Johnson, Troy Clair, Nathan Jameson, Karen Mailen, Monica Billig, and Randy Hess.

PRESENTATION BY THE LITITZ PUBLIC LIBRARY: Susan Tennant, Director of the Lititz Pubic Library, thanked the Board for the Township's ongoing support of the Library. She stated that the Lancaster County system of libraries has indicated that the Lititz Library will lose another \$7,900.00 in funding in 2014. She added that their funding for 2014 will amount to \$111,000.00 and noted that in 2009 their funding level was at \$262,000.00. She stated that they have been able to continue to bring quality programs to the community; however, the number of programs has decreased. She stated that additional funding alternatives are being discussed, including planned giving. She explained that the 2012 budget for the Lititz Public Library was approximately \$545,000.00, while the Ephrata Public Library budget was \$868,000.00 and Manheim's Public Library budget was over \$1,000,000.00. The Chairman commended the operation of the Lititz Public Library.

LITITZ recCENTER PRESENTATION: Karen Mailen, Lititz recCenter Executive Director, thanked the Board for the Township's continued support of the recCenter. She provided a video about the Lititz recCenter that was created by Ron Reedy. She stated that the Lititz recCenter currently has over 6,500 members, and that they provided swimming lessons to over 200 children. She added that 400 children attended the summer camps and 500 children participated in the summer playground program. Mailen stated that adult programs include sports such as volleyball, basketball, and pickle ball. She added that over \$50,000.00 worth of services are provided to members of the community who can not otherwise afford the opportunities provided by the recCenter. She stated that the recCenter experienced 14% growth in the past year. She noted that child care has decreased due in part to economic conditions. She provided additional information about programs provided by the Lititz recCenter. Chivinski inquired whether the recCenter reaches out to businesses regarding wellness programs. Mailen stated that the recCenter has Highmark trained staff and added that they provide wellness programs to businesses. The Board commended the operations of the Lititz recCenter.

CONSIDER THE SKETCH PLAN FOR QUAIL RIDGE LOT 138, PREPARED BY RGS ASSOCIATES, DATED 9/5/2013: Mark Johnson, representing RGS Associates, explained that the lot is located along East Newport Road, near the intersection of Brunnerville Road. He stated that the plan for Quail Ridge was approved in 1986, and the approved improvements have been completed. Johnson stated that the plan proposes 28 apartments within 3 buildings on an approximate 3.016 acre parcel. Johnson stated that the original plan for Lot 138 proposed 36 apartments; however, the lot was subsequently subdivided into Lot 138, Lot 138A, and Lot 138B. He added that the Quail Ridge apartments were approved at 9.39 units per acre, and the townhomes were approved at 10.98 units per acre. He noted that the current Ordinance provides for only 5 dwelling units per acre and explained that they would like to develop the tract at similar densities as the surrounding area in order for the homes to be marketable. He explained that the issue for the project is the proposed density of 9.28 dwelling units per acre. He explained that the Ordinance allows up to 9 units per acre in some instances and added that in reviewing Newport Square and Highlands at Warwick, if unbuildable areas such as steep slopes and floodplain are removed, and with the detention areas as they exist, these developments are also 11 units per acre. He added that according to the Ordinance, only 15 homes could be constructed on the site and it would not match the character of the neighborhood. In 1986, the plan showed a shared access to East Newport Road and there were 4 apartment units on Lot 138A and 4 apartments on Lot 138B. Lot 138 included 28 apartment units and 56 parking spaces. These other 8 units were constructed, as well as a detention basin shown on the southern end of the property. Johnson stated that the Municipalities Planning Code provides for continuation of the approvals beyond 5 years if public improvements have been constructed.

Johnson explained that the apartments would be 2-story with one apartment on the first floor and a second apartment on the second floor. He added that a 24' wide access was also provided, which meets current sight visibility requirements. Johnson stated that these units represent the last of the overall 164 units that were originally proposed. The Township Manager stated that it appears access has been provided to the site, and public and sewer are adjacent to the development; in addition the required basin has been constructed. He stated that the project would need to meet current stormwater requirements if the Township would allow the density. He added that the Planning Commission was agreeable to the proposal provided the stormwater requirements are met. He noted that parking requirements are higher today than what was provided in 1986. He stated that the property owner is currently proposing 16 2-bedroom apartments, and 12 1-bedroom apartments. He added that this mix of units would be considered as part of the calculations for the required parking on the site. Johnson stated that tandem parking could be restricted since individuals do not tend to use the tandem spaces, and this results in a single parking space. He added that the proposal would provide for 2 parking spaces per unit. Johnson explained that the Ordinance requires 3 parking spaces per dwelling unit; however, Newport Square and Highlands at Warwick were developed at approximately 2.5 parking spaces per dwelling unit. The Township Manager stated that if parking of boats and trailers is restricted, and outside storage is restricted, individuals would use the parking spaces for vehicles. Johnson requested clarification of whether or not the Board would consider that the project is grand-fathered in regard to density and parking requirements. Flordorf inquired whether or not additional waivers would be requested. Johnson stated that waivers pertaining to access drive radius might be requested as part of the general plan submittal. He noted that they are requesting the clarification due to the engineering involved in developing the plan. Flordorf stated that he would be agreeable to allowing the density provided that there are no waivers or variances relating to setbacks, stormwater, etc. The Board members are agreeable to allowing the prior approvals contingent upon the proposal meeting current standards for stormwater, and parking allocation based on a certain number of 1-bedroom apartments.

DISCUSSION ON THE STATUS OF TRADITIONS OF AMERICA, PHASE I; STATUS ON VACATING OF HESS LANE:

Chris Venarchick, representing RGS Associates, provided a background of the project. He provided a copy of the agreement that would provide for the vacating of Hess Lane. He explained that the agreement would be signed by all of the abutting land owners that are affected by the vacating. He noted that the area abutting these properties would remain public. He provided an illustration of the proposed area to be vacated. Venarchick stated that the vacated portion of the roadway would be removed and returned to a grass area. He stated that the area from the Traditions of America property to East Woods Drive would no longer be a public road. He explained that the applicant is working with the Township Solicitor to ensure that all documentation and agreements are recorded in the proper order. The Township Manager explained that the Lancaster County Planning Commission is agreeable to the roadway vacating. The Board is agreeable to the proposal.

CONSIDER REQUEST FOR REDUCTION OF LETTER-OF-CREDIT FOR LITITZ LAND TRUST-PHASE I: The Board reviewed the request. The Township Engineer commented that based on their recent inspection, they recommend the Township reduce the Letter-of-Credit for the LaPiazza portion of the Lititz Land Trust project in the amount of **\$135,722.00**. On a motion by Vigunas, seconded by Kramer, the Board voted unanimously to reduce the Letter-of-Credit for LaPiazza in the amount of \$135,722.00.

DISCUSSION ON LANCASTER COUNTY MUNICIPAL STORMWATER FINANCE FEASIBILITY STUDY: Monica Billig, representing the Environmental Finance Center, provided a presentation outlining the findings and recommendations of the Lancaster County Municipal Stormwater Financing Feasibility Study. She explained that 6 municipalities were involved in the study. She stated that they work on stormwater issues nationally to determine how best to finance stormwater programs. She stated that the Township needs a full map of the stormwater facilities in Warwick Township and a long-term program to finance maintenance of these facilities as part of its MS4 program. She stated that the Township would need a five-year revenue stream of approximately \$639,268.00 to support costs of repairing and replacing the entire storm sewer pipe system, and the costs of maintaining and renovating all municipally owned stormwater best management practices (BMPs). She stated that these would be considered asset management costs. She outlined the method by which the funding was calculated and noted that costs include inflation. The Township Manager stated that the Township has BMPs that are 20-years old. He explained that the figures appear to be accurate based on the Township's experience with these types of facilities. Billig stated that the costs are minimal compared to other municipalities that will need to implement these measures. She stated that the Township has been proactive and has a high level of knowledge about stormwater issues.

Billig stated that a stormwater user fee could be implemented to accommodate these costs. She explained that the annual residential fee ranges from \$15-\$20 per equivalent residential unit (ERU-6,155 square feet of impervious surface of residential properties). She added that, for non-residential properties, a four tier system was evaluated based on lot coverage, in addition to a simpler system based on the ERU system. She stated that a non-residential property at the highest level of 5 ERUs would pay no more than \$100 annually based on the simple version.

Flosdorf stated that commercial properties have on-site basins and stormwater systems that they maintain, and inquired why they would pay an additional fee. Vigunas concurred with Flosdorf. The Township Manager stated that the fee is for the overall infrastructure since these systems eventually connect or discharge to the Township's stormwater system. Flosdorf inquired how the average lot coverage in Warwick Township is 6,155 square feet. Billig stated that the Lancaster County GIS Department calculated this figure. The Board members expressed the opinion that the impervious area is probably closer to 4,500 square feet. Billig concurred and stated that based on the simple version, the fees could remain unchanged. She noted that some other municipalities also have residential impervious coverage over 6,000 square feet. She added that if they are using the impervious based version, the actual ERU should be confirmed. The Board briefly discussed the proposal, including how the fee could be implemented. Flosdorf stated that he has requested the State Senator to consider legislation that could allow the Township to impose the fee, rather than the Municipal Authority, which is the only agency currently permitted to impose the stormwater fee. The Township Manager noted that there is not an immediate need to impose the fee to get started on a capital improvement fund; however, the study has been completed if the need arises to implement the fee.

DISCUSS REVISED AGREEMENT FOR THE VETERAN'S HONOR PARK OF LANCASTER COUNTY: The Township Manager provided a draft of the Joint Venture Agreement among The Veterans Honor Park of Lancaster County Committee, the Lititz Public Library, and Warwick Township, for the Board's review. He explained that the document has been revised to ensure adequate funding for long-term maintenance of the proposed Veteran's Honor Park. The Board is agreeable to the document as drafted.

REVIEW BID PROPOSAL RECEIVED FOR SALE OF 1995 FORD TRUCK WITH PLOW AND SPREADER: The Township Manager explained that only one bid was received for the sale of the 1995 Ford Truck. The bid was submitted by Warriors Mark Township in Juniata County. The Township Manager explained that the submitted bid was far in excess of the minimum acceptable bid of \$14,000.00. He added that since the only bidder is another municipality, the Township could use its discretion in rejecting the submitted bid. He noted that the law allows the Township to sell to another municipality without bidding. On a motion by Flosdorf, seconded by Chivinski, the Board voted unanimously to reject the bid submitted by Warriors Mark Township and to authorize the Township Manager to negotiate the sale of the truck for a minimum bid of \$14,000.00.

ATTENDANCE AT THE 2013 LANCASTER COUNTY ASSOCIATION OF TOWNSHIP SUPERVISORS FALL CONVENTION: The Township Manager inquired who would like to attend the LCATS Fall Convention. Chivinski stated that he will attend the Convention.

ATTENDANCE AT THE 100,000 ACRE FARM PRESERVATION CELEBRATION: The Township Manager inquired whether or not a Board member would like to attend the 100,000 acre farm preservation celebration on October 22nd. He noted that the Township's TDR program would be highlighted at the meeting. The Township Manager explained that he will attend.

OTHER BUSINESS TO COME BEFORE THE BOARD: The Township Manager explained that the outstanding workers compensation case has been settled.

The Township Manager explained that the Township has the opportunity to hire an intern with GPS mapping ability. He added that Township staff have discussed mapping the stormwater system. He noted that the intern would be shared with Lititz Borough and Elizabeth Township. The Township Manager noted that the Township would have money budgeted for the intern due to the previous intern's resignation. On a motion by Chivinski, seconded by Kramer, the Board voted unanimously to hire an intern.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 8:59 a.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager