

WARWICK TOWNSHIP BOARD OF SUPERVISORS MINUTES
May 7, 2014

Chairman W. Logan Myers convened the May 7, 2014 meeting of the Board of Supervisors at 7:00 a.m. Present were Supervisors W. Logan Myers, Herbert Flosdorf, Anthony Chivinski, Michael Vigunas, and, C. David Kramer. In attendance were Township Manager Daniel Zimmerman, Roadmaster Dean Saylor, Zoning Officer Thomas Zorbaugh, and J. Tim Miller.

COMMUNICATIONS: The Board reviewed the March-April 2014 PSATS News Bulletin letter and the Spring PSATS Township Legal Defense Partnership letter.

The Board reviewed the Lancaster County Drug Task Force Report for the 1st Quarter of Year 2014. The Township Manager stated that the District Attorney will be attending the next Manager's meeting to discuss funding for the Drug Task Force.

The Board addressed the letter from a concerned citizen from Narvon regarding the Rock Lititz Construction. A letter will be written to the citizen explaining how the Joint Strategic Planning works, and that the construction project will save farmland through the TDR process.

CONSIDER ORDINANCE #263 REVISING THE GEOTHERMAL ENERGY PORTION OF THE TOWNSHIP'S RENEWABLE ENERGY SYSTEMS SECTION OF THE ZONING ORDINANCE: The Board was provided with a draft to the amendment of the zoning ordinance pertaining to renewable energy systems specific to geothermal systems. The sources of the information provided were the DEP, the Pennsylvania Water Association, and CJ Conapitski from Carlyle Gray Associates is the geologist. This new ordinance will allow geothermal systems in zone 2 of the wellhead protection area. The ordinance will still restrict zone 1 but will still allow the accommodation of geothermal systems in zone 2 with certain protocols. One of the issues raised was whether antifreeze could be used as a permitted fluid in the system. After conferring with all the sources, there was deemed to be no discrepancy towards the use of this product. A Board member asked if anyone reviewed the draft ordinance. The Township Manager stated that a copy of the ordinance was sent to Moore Engineering who designs these systems. The Board members requested that a copy be sent to Myers Brothers Drilling, and Buch and Fish, who is the installer.

A Board member stated he attended a meeting with the State Representative Mentzler and Mr. Miller. He stated a representative from Myers Brothers Drilling was very knowledgeable and feels the geothermal system proposed by the Township is very good. He recommended a 250' separation between a geothermal well and a private well on a neighboring property, or a neighboring property owner's approval if it would be closer than the separation distance. The reasoning behind this is the potential for interference with the water flow. He stated the drilling of the well itself is more of a cause for concern rather than leakage. Another Board member asked what if the neighbor does not give their approval for the geothermal system to be placed. The previous Board Member stated the homeowner would need to have another water source. The only regulation there is now is a 100 foot distance between wells and onsite septic systems. Flosdorf suggested a 100 foot distance between a potable water source and a geothermal system.

Mr. Miller was asked if his contractors are satisfied with the changes made in the ordinance. Miller stated that Myers Brothers answered all his questions, and he is satisfied. On a motion by Flosdorf, seconded by Chivinski the Board unanimously approved Ordinance #263 based on the contingencies mentioned.

CONSIDER RESOLUTION 05-07-14-01: The Zoning Officer reviewed the summary of fees paid for residential building permits highlighting the changes that were made. He stated the biggest difference was how the fees were being broken down to make it easier to read. A Board member raised the question if the definition of mechanical/electrical/plumbing include geothermal wells. The Zoning Officer stated, typically, these would go under plumbing to save costs on the inspection fees. The Zoning Officer stated they did not hear back from the geologist to see what inspections are required for geothermal wells. On a motion by Vigunas, seconded by Kramer the Board unanimously approved Resolution 05-07-14-01.

CONTINUED DISCUSSION ON THE LOGO FOR THE TOWNSHIP: The Township Manager provided options for the logo

Board of Supervisors
May 7, 2014

design. He noted that if the mill image is chosen for the logo, he would like to provide the history behind mills within the Township, noting that they were the first power generators in the early 1700's. The Board members decided to use the mill image since it represents industry, agriculture, and watershed improvements that all reflect the Township.

CONSIDER APPROVAL OF PAYMENT FOR THE FIRE COMPANY RADIOS OUT OF THE CAPITAL EQUIPMENT FUND:

The Township Manager explained that these radios are only ordered for the active firefighters. The Board members briefly discussed the option of evaluating the feasibility of a possible merger among the fire companies, since a couple of the companies have considered this option, due in part to a lack of donations. Kramer stated that the Township could consider a fire tax to assist in funding the departments, and added that all options should be considered. Currently the fire companies are undergoing a review to ensure they meet acceptable standards of coverage. On a motion by Chivinski, seconded by Kramer, the Board unanimously approved the payment for the fire company radios out of the capital equipment fund.

CONSIDER BIDS SUBMITTED FOR SALE OF THE ROLLER AND MOWER: The Board reviewed the bids for the Wacker roller and Progressive mower. On a motion by Vigunas, seconded by Flosdorf, the Board voted unanimously to accept the bid of \$3,250.00 for the Wacker roller from Randall E. Lammey, and to accept the bid of \$2,201.00 for the Progressive mower from Charles Bulla.

CONSIDER REQUEST BY THE LITITZ SPORTSMAN'S ASSOCIATION TO HOLD A FISHING DERBY AT THE RIPARIAN PARK ON 5/26/2014: The Board reviewed request. On a motion by Vigunas, seconded by Kramer, the Board unanimously approved the fishing derby to be held at the Riparian Park on 5/26/2014.

CONSIDER RESIGNATION OF PEGGY EHRHART FROM THE RECREATION ADVISORY COMMITTEE: The Township Manager noted that a replacement for this position has been filled by Nathan Oehme who is the president of the Lititz recCenter Board. After reviewing the letter of resignation, on a motion by Chivinski, seconded by Kramer, the Board unanimously approved the resignation of Peggy Ehrhart from the Recreation Advisory Committee.

CONSIDER REQUEST BY THE LANCASTER BIKE CLUB FOR THE COVERED BRIDGE RIDE ON 8/17/2014: After reviewing the application, on a motion by Chivinski, seconded by Kramer, the Board unanimously approved the Lancaster Bike Club for the ride on 8/17/2014.

OTHER BUSINESS TO COME BEFORE THE BOARD: The Township Manager stated that the Township often receives calls from residents in residential areas who want to raise chickens. A survey done of 17 of the larger municipalities showed the majority do allow them as an accessory use. Currently, the Township does have certain standards; such as setbacks from the property line, and the area needs to be maintained in a sanitary manner. A Board Member asked if our Zoning Ordinance prohibits keeping of chickens in residential areas. The Zoning Officer explained that the Township has a provision for non-commercial keeping of livestock that allows 12 chickens per acre, on properties containing at least three acres. He noted that the Zoning Ordinance does not address animals on less than three acres. Flosdorf recommended an ordinance allowing chickens on less than three acres. The Township Manager stated that Township staff will work on drafting an ordinance regarding this issue.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 8:14 a.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager