

WARWICK TOWNSHIP BOARD OF SUPERVISORS

February 18, 2015

Chairman Logan W. Myers convened the February 18, 2015 meeting of the Board of Supervisors at 7:00 p.m. Present were supervisors Herbert Flosdorf, Michael Vigunas, Anthony Chivinski, C. David Kramer, Daniel L. Zimmerman, Township Manager, Thomas Zorbaugh Zoning and Code Enforcement Officer, April Hershey and Nate Wertsch representing the Warwick School District, Laura Knowles representing the Lititz Record, Jill Brown 26 Ridge Road, Lititz, Harriet and Loren Smith 139 Moorland Court, Lititz, Paul Wenger 605 Pine Hill Road, Lititz, Adam Bills Representing Senator Ryan Aument, Kevin Varner representing Diehm & Sons, Shawn Sensenig 143 Moorland Court, Lititz, Jarred Neal representing TPD, Darrell Becker representing ARRO, Marilyn Taylor 133 Moorland Court, Lititz, Drue Bullington 129 Moorland Court, Lititz, Samuel and Naomi Stoltzfus 1140 Brunnerville Road, Lititz, Emma King 1211 Brunnerville Road, Lititz, Mark and Luella Good 104 E. Lexington Road, Lititz, Alex Piehl representing RGS Associates, and

GUEST RECOGNITION: Adam Bills, who is the District Director for Senator Ryan Aument, is here to inform the Board that the Senator has kept the office at the same location as Senator Brubaker on E. Main Street, Lititz. He noted the Senator and his office staff are available and happy to assist the Township and public in any way they can. Myers thanked Bills for attending the meeting and stated the Township looks forward to working with Senator Aument.

PUBLIC HEARING: The hearing for tonight is to consider a Conditional Use Application received from Samuel and Naomi Stoltzfus. The Stoltzfus's are seeking Conditional Use Approval under Section 340-11.D(2) Farm Related Businesses under Criteria of Section 340-70 of the Warwick Zoning Ordinance within an Agriculturally Zoned District. The Stoltzfus's operate a greenhouse at 1140 Brunnerville Road, Lititz, Pennsylvania. Zimmerman stated within the Agricultural Zone there is a balance between industry and commercial use. In this case this is a greenhouse and mulch operation however the Stoltzfus's do provide and grow plants used by farmers for plant crops which is why this is coming under farm support or a farm related business. In order to keep agriculture vital there are certain restrictions which is the reason for this review process.

Kevin Varner, representing Diehm & Sons, stated the farm is comprised of 63 acres located on both sides of Brunnerville Road. The majority of the farm is cultivated fields. The Stoltzfus's operate an agricultural business comprised of a greenhouse and landscape operation. Plants from the greenhouse are sold to both farmers for field plantings and directly to the public.

In 2011 there was a special exception approved to allow the business as a farm occupation. As the Stoltzfus's are looking to expand the greenhouse operation, it was decided that this use is better suited for a farm related business.

Varner stated a stormwater plan was recently completed for the property. The plan showed Phase I of the improvements and provided stormwater management for Phase I and the proposed expansion. Included in this plan a water basin is proposed along with stream fencing and tree plantings along the riparian buffer area. The animal usage on the farm has been reduced. This had been a dairy farm and while there are still animals on the farm the usage is not as intense.

The greenhouse operation in Phase I includes three greenhouses, a sales building, and two sheds. Total square footage is approximately 11,000 square feet. Phase II would include expansion of the greenhouses and also the timber building. This would be an approximately 5,600 square foot addition.

There were improvements made from the previous plan. It was determined there were some small buildings that were closer to the road than allowed and this new plan brought those buildings back to the business use area so everything is in compliance.

Myers inquired if the area to the west of the structures, a 2 acre area, is to be expanded upon in the future as far as buildings. Varner stated it is his understanding that there is 40% maximum allowed for impervious coverage and currently this is what it is at. Myers also noted regarding stormwater there is a 40 foot wide floating drain easement centered on the facility and he inquired as to what type of structure this going to be and how this is going to function. Varner stated this will be a small detention basin with an infiltration component. There is a small pipe with overflow which will go out into the meadow.

Flosdorf inquired if sight distance is adequate. Varner stated when he was at the site he had no difficulty seeing in order to pull onto the roadway. Myers stated the sight distance measurement would need to be added to the plan for completeness. Zimmerman reviewed again with the Stoltzfus's the five conditions recommended by the Planning Commission.

On a motion by Vigunas, seconded by Kramer, the Board unanimously voted to close the hearing. Myers stated the Board has up to 45 days to render a decision.

APPROVAL OF MINUTES: On a motion by Chivinski, seconded by Kramer, the Board unanimously approved the January 5, 2015 and January 21, 2015 meeting minutes.

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

PAYMENT OF BILLS: On a motion by Chivinski, seconded by Kramer, the Board unanimously approved the payment of the bills.

MANAGER'S REPORT: See attached reports for NLCRPD and WESC.

Data gathering for the Adaptive Traffic System for the 501 corridor should be completed by the end of February. The system should go live by March.

Staff and members of the Lititz Regional Development Corp. will host an informational meeting on March 11, 2015 regarding the North 501 Corridor. Over 67 property owners are invited to attend.

The Coordinating Committee will meet on February 19, 2015 at Lititz Borough regarding the Strategic Plan.

A meeting with Revelstone Compass is scheduled for February 24, 2015.

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

PUBLIC WORKS REPORT: See attached report.

POLICE DEPARTMENT REPORT: See attached report.

ZONING OFFICER'S REPORT: See attached report.

WESC/EMC REPORT: See attached report.

PSATS: See attached bulletin.

CONTINUED DISCUSSION ON CONSENT AGREEMENT FOR THE ROCK LITITZ PROJECT: Zimmerman stated the Township wanted to establish the ambient average noise level in the area around the Rock Lititz complex. Rock Lititz and the Township each took independent evaluations of the noise level with the goal being any activity within the new campus industrial area be at or under the average noise level. This noise level will be monitored both inside and outside the building.

Zimmerman stated there will be real time feed of data of the noise level. This will enable the Police Department to tap into the system and look at the readings at any time so if there was a complaint it could be determined if indeed the noise were coming from Rock Lititz. An operational program was created at Rock Lititz to ensure they stay compliant.

Zimmerman stated the use of a Consent Agreement made the most sense as it addressed specifically this use and allowed the Township to go beyond what an ordinance would have allowed. There are two other options available that can be used if needed down the road if issues arise. One option would be to make amendments to the Campus Industrial section of the Zoning Ordinance Performance Standards. The other option is for a Sound Ordinance.

Solicitor prepared a motion that would authorize the Chair and Vice-Chair of the Board of Supervisors to execute the Consent Agreement among the Township, Rock Lititz Property, and Rock Lititz Studio in the form the Board has at this meeting with changes as the Board approves. This can be signed by the Chair and the Vice-Chair and this would constitute the approval of the Board. The reasoning behind this is Rock Lititz has logistical issues ordering the monitoring equipment, the installation of equipment, and weather issues.

A Board Member inquired if the Consent Agreement terminates automatically, does it deter strictly to the rules of a Noise Ordinance. Bill Crosswell replied this would be the case however this is an issue that was discussed between Hoffer and himself. This would have to be an ordinance the Township would enact that would address the unique sound issues. This is an issue that has been discussed as to how long the agreement would remain in effect before it automatically terminated.

On a motion by Kramer that the Chairman or Vice-Chairman of the Board of Supervisors and Secretary or Assistant Secretary of Warwick Township are authorized and directed to execute and to attest as applicable to deliver the agreement among Rock Lititz Property L.P., Rock Lititz Studio, LLC, and Warwick Township in the form presented at this meeting with such changes therein as such officers may approve based upon the recommendation of the Township Manager and the Township Solicitor in the execution and delivery of the agreement to constitute evidence of approval. This motion was seconded by Chivinski and unanimously approved by the rest of the Board.

DISCUSSION ON THE PRELIMINARY PHASE FOR WARWICK WOODLANDS, PREPARED BY RGS ASSOCIATES: (minutes from the January 28, 2015 Planning Commission Meeting were provided)

Alex Piehl from RGS was present with representatives from Moravian Manor, the Warwick School District, and Jared Neal from TPD, the traffic engineer for Warwick Woodlands. Piehl stated the Warwick Woodlands Project is an expansion of Moravian Manor. It is on a 72 acre tract of land located along W. Orange Street to the North, 6th Street to the South, and Woodcrest Avenue and W. Second Avenue to the North. The property is bordered to the North, West, and South by Warwick Township and to the East by Lititz Borough. The project is composed of three phases. The overall project includes a total of 160 single family attached and detached cottages, 234 CCRC independent living apartments, 20 assisted living beds, and just under 100,000 square feet of commercial space.

Phase I would include the extension of W. 6th Street to the North, General Sutter to the West, and the construction of an internal private street network to the South which would include 80 cottages, and 56 apartments. Phase II would extend 6th Street the rest of the way from the intersection of General Sutter and 6th to W. Orange Street. This would also include the remaining apartments and all the commercial space. Phase III would include the final 80 cottages.

The residents would be served by public water and sewer. The water will be extended from the bordering roads through the property and linking back through Sutter Village. Sewer will be connected into Sutter Village as well as out to W. Second Avenue. The entire property drains to the North and is conveyed under W. Orange Street by a culvert that then conveys onto the school district's property. An easement was obtained with the school district to lower the pipe and convey the water into the storm system. The project will include a series of bio retention basins which funnels through to the final discharge point.

Piehl stated one item in which feedback is needed from the Township is on the potential connection to Farmington Way. Presently the plan does not show this connection. There is the concern of bringing more traffic through the cottage community.

The question was raised as to if the commercial space does not go through would this space then be used for residential units. Piehl stated that has never been in the plan and would change the plans significantly if it were to change to residential use. Myers stated he was concerned regarding traffic if

this were to be the case down the road. Neal stated that the traffic study completed shows it would be able to handle either scenario.

Neal discussed traffic concerns. Zimmerman inquired if a full build out was done for the T intersection at 6th Street and W. Orange Street. Neal stated two scenarios were done, a full build out and then five more years of growth were added on top of that assuming there will be development that occurs throughout the roadway. The level of service for this intersection was A. Neal stated that sometime between opening and full build out more than likely a traffic signal will be warranted at Woodcrest Avenue and 6th Street. This most likely will be during or after completing Phase II.

Myers inquired of Neal if plans are approved as stated now does he feel 6th Street as a viable roadway around Lititz would not be the case anymore. Neal stated studies show there is going to be traffic that does use 6th Street as a connector. Possibly not as much as initially thought however the percentage of traffic that is going to do this has been taken into consideration. A lengthy discussion ensued.

A Board Member inquired of Neal when the traffic counts were being done, what were the counts entering or exiting off of W. Orange Street and what is the traffic count either entering or exiting Woodcrest Avenue. Neal verified the information wanted was what was projected as far as trips. Neal stated they anticipate about 30% of the traffic headed to W. Orange and the remaining 70% was going to Woodcrest and out to Broad Street.

Flosdorf inquired if 6th Street was going to be designed to handle all vehicles, more traffic, function as a connector, and encourage traffic, or is it going to be designed with islands to discourage traffic from using this road. The Township would prefer this road be designed to encourage traffic to use this street. However the plan as it stands now it more designed to deter traffic from this street. Piehl stated he feels the street is not designed to deter traffic as there is clean movement through the site. There are no proposed stop signs at the intersections, there are proposed speed tables, and the idea is to keep traffic as slow as possible. Flosdorf stated the current design accommodates pedestrians and deters the connector concept and he inquired as to if there is another way to accommodate this goal. The Township sees the need to get people from one side of town to the other.

Myers inquired as to how many cars come out from the school on Campus Drive. Neal stated during the counts performed in 2014 during the peak p.m. hour approximately 225 cars came out of Campus Drive and during the a.m. peak hour there were just under 200.

Flosdorf requested if plans for the intersection at Woodcrest Avenue and 6th Street can be added to the Phase I plan instead of the Phase II plan so the Board can see what being proposed. Piehl stated concept ideas can be shown however for monetary reasons they are hesitant to add the final plan to Phase I.

If the traffic signal were taken away from Second Avenue, Campus Drive, and W. Orange Street and Campus Drive were to be realigned and moved to 6th Street there would be no signal for pedestrian crossing. Neal stated this is a safe crossing area that they did not want to take away. Flosdorf stated there are other intersections along Orange Street where children cross and there are no signals.

The Board has deferred the decision regarding the intersection at W. Orange Street, Second Avenue, and Campus Drive to Lititz Borough.

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CONSIDER ORDINANCE 268 AND CODE OF ORDINANCES OF WARWICK TOWNSHIP TO REVISE REGULATIONS GOVERNING USE OF TOWNSHIP PROPERTY: On a motion by Chivinski, seconded by Kramer, the Board unanimously approved Ordinance 268 to Revise Regulations Governing Use of Township Property.

CONSIDER THE 23RD ANNUAL SAUDER EGG RUN: On a motion by Chivinski, seconded by Kramer, the Board unanimously approved the 23rd Annual Sauder Egg Run.

ADJOURNMENT: With no further business to come before the Board the meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Daniel L. Zimmerman,
Township Manager