

WARWICK TOWNSHIP BOARD OF SUPERVISORS

March 4, 2015

Chairman Logan W. Myers convened the March 4, 2015 meeting of the Board of Supervisors at 7:00 a.m. Present were supervisors Herbert Flosdorf, Michael Vigunas, C. David Kramer, Daniel L. Zimmerman Township Manager, Steve Gergely representing Harbor Engineering, and Gary and Janet Willier 610 Water Edge Road, Lititz. Absent was Tony Chivinski.

CONSIDER CONDITIONAL USE DECISION FOR SAMUEL/NAOMI STOLTZFUS APPLICATION: Zimmerman stated the application was reviewed with the Stoltzfus's and they desired no changes. Flosdorf inquired if maintaining adequate sewage facilities should be required as part of the decision. Flosdorf also inquired since it is a commercial operation is there going to be an adequate water supply. Zimmerman stated there are two capable wells on the farm that will be able to handle the needs of the operation without any additional water supply source. The Board Members requested that maintenance of the holding tank be a part of the Conditional Use Application.

With the addition of the amendment to include the requirement to maintain the commercial sewage facility approved by DEP, Flosdorf made a motion to approve the Conditional Use Application for Samuel/Naoimi Stoltzfus. This was seconded by Vigunas and unanimously approved by the rest of the Board.

CONSIDER THE HOLDING TANK AGREEMENT FOR SAMUEL STOLTZFUS: On a motion by Vigunas, seconded by Kramer, the Board unanimously approved the Holding Tank Agreement for Samuel Stoltzfus as presented.

CONSIDER REQUEST FOR REDUCTION OF LETTER OF CREDIT FOR TRADITIONS OF AMERICA, PHASES 1 & 2: Vigunas inquired as to why there is more money left in Phase 1 than in Phase 2. Zimmerman responded there is still paving to be done on Millport Road which is part of Phase 1.

On a motion by Vigunas, seconded by Kramer, the Board unanimously approved the Reduction of the Letter of Credit for Traditions of America, Phases 1 & 2 in the amounts of \$104,335.00 and \$196,092.00 respectfully.

CONSIDER THE WILLIER FINAL SUBDIVISION PLAN, PREPARED BY HARBOR ENGINEERING, DATED 7/25/2014: Steve Gergely is present from Harbor Engineering to review the Willier final subdivision plan. Gergely stated the plan he is presenting for this morning is for the remaining 4.25 acres. Originally there was a private access drive for three lots and now there is going to be a private street terminating in a cul-de-sac and there will be seven additional lots for a total of 12. There is a lot add-on component where ½ acre will be added to the daughter's lot at 724 Woodcrest Avenue.

For storm water management, there will be seepage pits within the swales at the side of the road and seepage pits for the roof area of the houses so there will be no above ground retention basins as everything will be underground.

There will be public water and sewer. There will be a two inch force main that will be owned by the Authority and terminate at the existing main on Woodcrest Avenue and there will be an eight inch water line extension which will also be owned by the Authority which will terminate at a fire hydrant.

There is an agreement with the Authority, which hasn't been executed but has been finalized, in which there is a private street easement and a utility easement to the authority so the lines will be public but within a private street.

Two variances are being requested, one for a flag lot on lot 10 and one for a reduced agricultural setback for three of the lots for 75 feet instead of 100 feet because of the way the land is configured.

Some waivers are also being requested which include showing existing features within 200 feet of the subject tract, reverse frontage lots, installation of curbing, and improvement of existing streets and intersections. As a compromise that was made with the Planning Commission for curbing, a four inch white stripe with a four foot pedestrian lane on the south side to allow for children to walk to the school bus will be done. A condition of the Planning Commission is to pay for roadway improvements on Woodcrest Avenue. Gergely would like to discuss this condition with the Board. Gergely feels the impact on Woodcrest Avenue is going to be decreased due to the removal of the access drive. Flosdorf stated since this is a development with a private road that will be adding to the tax base and has no other impact he sees no problem with the waiver for the street improvement.

Vigunas noted there is a slight slope coming off of Woodcrest Avenue onto the entire lot area and he inquired how this water would flow down the hill onto the street. Gergely stated in the driveways there are seepage pits. All the water that will come off of Woodcrest Avenue will be captured on the roadside swales and seepage pits.

On a motion by Flosdorf, seconded by Kramer, the Board unanimously voted to approve all the requested waivers and all the staff's conditions except for the Storm Water Management Agreement and Declaration of Easements.

DISCUSSION ON THE PA SUSTAINABILITY PROGRAM: Zimmerman stated the Township is finalizing the last submittal. Zimmerman stated the Township had to come up with an overall sustainable policy and with assistance from Dave Steffan and John Thielacker from Brandywine a policy was composed and the Board was given a copy to review. Zimmerman stated there should be an official adoption of this policy by the Board.

Flosdorf suggested to the Board they defer voting on the policy until the next Board meeting, adopt a formal resolution, and have the resolution framed to be able to hang on the wall of the Township building.

DISCUSSION ON THE UPCOMING AMENDMENTS TO CODIFICATION: Zimmerman updated the Board on Ordinances the Board will be seeing at upcoming meetings. There will be the Text Amendment to the Campus Industrial Signage and Master Plan and also for the dementia center. There will also be the amendment to the Subdivision Land Development regarding road specifications, sight distance, and sidewalks and the false alarm revision. Zimmerman stated the zoning on pets, flag lots, and communication towers will also be finalized.

The Board briefly discussed short term rentals and how other municipalities are handling the situation.

DISCUSSION ON TRANSPORTATION IMPROVEMENT PROGRAM: Zimmerman stated a map showing all the road projects the Township has planned for the 2015 year will be put on the website and Facebook page. Zimmerman stated he is also trying to obtain the 2015 PennDOT projects.

ATTENDANCE TO 3/31/2015 LANCASTER COUNTY ASSOCIATION OF TOWNSHIP SUPERVISORS: See attached paper.

DISCUSS CONTRIBUTION TO DRUG TASK FORCE: Zimmerman stated there is money allotted for this in the budget and the Township does utilize the Task Force. Vigunas feels this should not be arbitrary you either pay this or you don't it shouldn't be expected. Flosdorf inquired of the Police Commissioner if there was a cost savings to the Regional Police Department by participating and he replied there would be as they provide other services. Kramer did suggest as part of the Regional Police Department the Township should make sure all three municipalities participate. Second, he suggested the Township propose to Stedman and the County Commissioners if they feel this is important this should be funded on a County wide basis. Flosdorf suggested the Township have the Regional Police Department budget pay the cost for all three Townships and include it in the billing for the Township. This way it will fall under police services and Steffan can negotiate with the County.

CONSIDER ACTION ON NON-COMPLIANCE RELATING TO ORDINANCE 220 ON-SITE SEPTIC REQUIREMENTS: There are two properties that have been noncompliant with septic requirements. Further action will be taken.

OTHER BUSINESS TO COME BEFORE THE BOARD: Zimmerman stated Moravian Manor is going to come before the Board again on March 18th regarding the Warwick Woodlands project. Zimmerman stated there are some points the Board needs to consider. Zimmerman stated Lititz Borough's Planning Commission wants a traffic study done for Phase 1 and this study would be reevaluated and analyzed at each new phase. Flosdorf inquired as to what types of commercial businesses were expected to occupy the commercial space as this would determine how much impact traffic would have on the roads. The types of commercial space will be limited and Zimmerman stated he will have this made available to the Board.

Zimmerman went over the realignment of 6th Street to Campus Drive. New criteria from PennDOT shows there must be a four and eight hour average of traffic on all four sides. For the school there is a peak from 7:00-8:00 a.m. and then again at 2:00-3:00 p.m. but not much traffic at other times of the day

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therefore it would not qualify for a traffic signal. If realignment is forced, the traffic signal could be lost. Flosdorf stated if the traffic backs up to the level of service where a signal is required then eventually a signal will be placed there and if a signal is not needed then money will be saved by not having to pay for one. Vigunas stated the realignment would actually benefit the School District as it would add more parking as was shown on previous plans. Hummer feels that if the road cannot be realigned and a signal placed where the realignment occurs then the purpose of what has been improved on that stretch of road has been defeated.

Board Members asked that when the developer returns he address a number of issues including responsibility for costs, final alignment, and phasing.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 8:50 a.m.

Respectfully submitted,

Daniel L. Zimmerman,
Township Manager