

## **WARWICK TOWNSHIP BOARD OF SUPERVISORS**

March 18, 2015

Chairman Logan W. Myers convened the March 18, 2015 meeting of the Board of Supervisors at 7:00 p.m. Present were supervisors Herbert Flosdorf, Anthony Chivinski, C. David Kramer, Daniel L. Zimmerman Township Manager, Thomas Zorbaugh Zoning and Code Enforcement Officer, Dean Saylor Public Works Supervisor, James Sanchez, P.E. representing Sanchez and Associates, David King of 233 Becker Road, David Miller representing Rettew, Caroline Hoffer representing Barley Snyder, Laura Knowles representing the Lititz Record Express Newspaper, Duane Ober WESC Administrator, Joel Snyder representing RGS, and Lee Moyer representing MLDC. Absent was Michael Vignas.

**PUBLIC HEARING:** Text Amendment to the Zoning Ordinance. Zimmerman stated for this particular case the specific use is healthcare oriented however it also tied in with nursing homes therefore it is petitioned as such. With the concentration of health services that are located in the southern campus industrial area the rationale was to situate this facility in this place. The review also referenced the amendment to the master plan and location of signage within large developments. Hoffer, who represents SDR, stated the way the facility was structured in that it creates a single architectural facility, precludes a residential type development which is what the County was concerned about in their review. On a motion by Kramer, seconded by Chivinski, the Board unanimously voted to close the hearing on the amendment to the zoning regulations governing nursing, rest and retirement homes, and amendment to the master plans as they relate to development within the campus industrial zone.

**PUBLIC HEARING:** Text Amendment to the Subdivision/Land Development Ordinance. Zimmerman stated this amendment deals with creating a wider sidewalk standard from 4 feet to 5 feet, to improve paving standards due to wear and tear and weather impact, improving dark sky standards with lighting, and in regards to landscaping to use native plants which have a better survival rate. On a motion by Chivinski, seconded by Flosdorf, the Board unanimously voted to close the hearing on the amendment to amend the Subdivision and Development Ordinance to revise the standards for sidewalks, paving, lighting, and landscaping.

**APPROVAL OF MINUTES:** On a motion by Kramer, seconded by Chivinski, the Board unanimously voted to approve the February 4, 2015 and February 18, 2015 meeting minutes.

**TREASURER'S REPORT:** Zimmerman stated more salt was used this winter than was anticipated. Chivinski inquired if the Township was paying a fair share of the County Task Force donation. Zimmerman stated the amount the Township pays is \$1.00 per citizen. On a motion by Chivinski, seconded by Flosdorf, 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 the NLCRPD and WESC.

Rock Lititz: The Consent Agreement between the Township and Rock Lititz has been finalized and a signature from Rock Lititz is the only thing needed to execute this.

Adaptive Traffic System- 501 Corridor: The system is completely turned on. A section in Manheim Township has had some delay due to internet capacity. A determination of what needs to be done is being analyzed. If an upgrade on the computer system needs to be executed there is money available to have this accomplished.

Radon Survey: Through EPA, DEP, and the American Lung Association a free radon kit will be available to all Warwick Township residents. A survey will be sent out in the mail to the residents in the near future.

North 501 corridor: Staff along with the Lititz Regional Development Corporation held a meeting March 11, 2015. Approximately 45-50 business owners were in attendance. The purpose of this meeting was to explain the upcoming PennDOT 501 project and to look at other possible opportunities within the northern corridor of the Township.

Strategic Plan: The Economic and Housing Committee will be meeting on March 19, 2015 at Elizabeth Township at 7:00 a.m.

Lion's Club Park-Rothsville: The renovation project has begun. A grant application is going to be submitted to DCNR. A new basketball court, a pickleball court, and a new inline hockey court will be built.

**TAX COLLECTOR'S REPORT:** On a motion by Chivinski, seconded by Flosdorf, the Board unanimously voted to approve the Tax Collector's report.

**PUBLIC WORKS REPORT:** Zimmerman stated next month's report will provide totals for winter's cost. Myers inquired if Public Works was able to work on the railroad bed along Picnic Woods Road. Saylor stated due to weather this was unable to be started. Chivinski asked Saylor to relay to the rest of his staff the Board appreciates the good work they did throughout the winter.

**POLICE DEPARTMENT REPORT:** See attached report.

**ZONING OFFICER'S REPORT:** See attached report.

**WESC/EMC REPORT:** Ober reported that the logistics for the Appreciation Banquet slated for May 4, 2015 are moving forward. Volunteers who have over 40 years of experience will be recognized. This includes the four fire companies and ambulance personnel.

Ober stated he has been working with the Lancaster Medical Group at Highlands and a medical exam has been created for entry level applicants who join the fire service. A standardized membership application is in the process of being accomplished. A standardized background check using an investigating service to do a third party background check is also being utilized.

Ober stated he has been working on updating the Emergency Operations Plan which needs to be done every three years. Ober stated he will present this to the Board in a few months.

Ober stated he attended a meeting on March 17, 2015 regarding the Speedwell Forge Lake and the dam being rebuilt. There are concerns of potential flooding while it is being worked on. As the lake starts to be filled in water could back up. If there would be a flash flood or storm this would be cause for concern. The plan is as the dam is being built for the spillway to handle any overflow. Ober stated he would keep the Board updated as the project moves forward.

Ober stated there is a concern with all four fire companies with the need for new recruitment. He stated there is a large generation gap between 20 years of service and five years of service.

**PSATS:** See attached report.

**LITITZ REC CENTER:** The letter from the Lititz Rec Center was reviewed thanking the Township for their support of the Intergovernmental Agreement of Cooperation.

**DISTRICT ATTORNEY:** The Year End Report for the Lancaster County Drug Task Force was reviewed.

**ROTHSVILLE FIRE COMPANY:** The February 2015 monthly report was reviewed.

**CONSIDER THE DAVID KING FINAL SUBDIVISION PLAN, PREPARED BY SANCHEZ & ASSOCIATES, DATED 9/15/2014:** James Sanchez was here to represent the property owner David King. Sanchez stated the parcel has two tracts which are zoned agricultural. The tract on which the farmhouse resides has no frontage on Log Cabin Road. In order to be compliant lot 1 will be subdivided so the required frontage is on Log Cabin Road. Lot 2 was reconfigured back further onto the property which allows it to be deeper. There is an existing dwelling on Lot 2 which will require a replacement bed for the sewage system.

On Lot 1 is where the King's plan to construct a house, garage, and barn. DEP requires a 100 foot separation distance from a well to any on-lot sewage system.

On a motion by Flosdorf, seconded by Chivinski, the Board unanimously voted subject to the conditions outlined by the staff on the March 12, 2015 memo, to grant final plan approval on the David King Subdivision Plan, Prepared by Sanchez & Associates, dated 9/15/2014.

**DISCUSSION ON LITITZ RESERVE PHASES 3&4:** Joel Snyder representing RGS is here to discuss Azalea Way before moving forward. Snyder is asking for a deferral of Azalea Way until Phase 5. Snyder stated there have been several meetings with property owners on a variety of agreements on land swaps and with the Township on what the road configuration of 6<sup>th</sup> Street would look like. This reconfiguration of 6<sup>th</sup> Street and relocation of Pierson Road would allow for more townhouses to be constructed. Myers inquired with the additional lots how this relates to density in the area. Snyder stated it is still within density. With this new configuration there is now a second point of entrance to the development.

Snyder stated he met with WESC and Joyce Gerhart regarding emergency access into the Luther Acres Campus which had been discussed in the preliminary plan. Their preference was to have emergency access off of Kissel Hill Road. Snyder stated this is being looked at as part of the current project of Phases 3 & 4. An emergency access would be constructed down to Trinity Lane on the Luther Acres

Campus. An easement agreement has been composed that is of mutual benefit to both parties. Snyder stated the intent at this point is to defer construction of Azalea Way until Phase 5 to allow more time to see if an overall master plan can be made to include a second emergency access point.

Flosdorf inquired as to when Phase 5 was expected to commence. Snyder replied in approximately one year.

Flosdorf inquired of Ober if emergency personnel were in favor of the plans as outlined by Snyder. Ober stated he met with Ron Oettel and Mike Smith who stated more than likely emergency vehicles would enter off of Kissel Hill Road rather than through Luther Acres.

**CONSIDER ORDINANCE 269 AMENDING THE ZONING ORDINANCE RELATING TO DEVELOPMENT WITHIN THE CAMPUS INDUSTRIAL ZONE (SIGNS AND NURSING/RETIREMENT FACILITIES):** On a motion by Chivinski, seconded by Kramer, the Board unanimously approved Ordinance 269 Amending the Zoning Ordinance to Development within the Campus Industrial Zone (signs and nursing/retirement facilities).

**CONSIDER ORDINANCE 270 AMENDING THE SUBDIVISION/LAND DEVELOPMENT ORDINANCE PERTAINING TO PAVING SPECS, SIDEWALKS, LIGHTING, AND LANDSCAPING:** On a motion by Chivinski, seconded by Flosdorf, the Board unanimously approved Ordinance 270 Amending the Subdivision/Land Development Ordinance Pertaining to Paving Specs, Sidewalks, Lighting, and Landscaping.

**CONSIDER ORDINANCE 271 PROVIDING FOR REVISING REGULATIONS GOVERNING ALARM SYSTEMS:** Zimmerman stated this is a duplicate of an Ordinance the Township has had since 1998 however it was assigned to the Warwick Township Police Department. The Ordinance is being reassigned to the Northern Lancaster County Regional Police Department and the language is being standardized to include Clay and Penn Township. On a motion by Chivinski, seconded by Kramer, the Board unanimously approved Ordinance 271 Providing for Revising Regulations Governing Alarm Systems.

**CONSIDER RESOLUTION 03-18-15-01 DELEGATING THE ADMINISTRATION OF ORDINANCE 271 TO THE NORTHERN LANCASTER COUNTY REGIONAL POLICE DEPARTMENT:** Flosdorf inquired when the Police Department receives the fines are they remitted back to the Township. Zimmerman stated they are at 100%. On a motion by Chivinski, seconded by Flosdorf, the Board unanimously approved Resolution 03-18-15-01 Delegating the Administration of Ordinance 271 to the Northern Lancaster County Regional Police Department. On a motion by Flosdorf, seconded by Chivinski, the Board voted unanimously to amend Resolution 03-18-15-01 to delegate the Northern Lancaster County Regional Police Department for both section §80-4 and §80-5.

**CONSIDER ADOPTION OF THE TOWNSHIP SUSTAINABILITY POLICY:** Kramer inquired if the Township had an informal goal to maintain a certain percentage of farmland in the Township in terms of agricultural use. Zimmerman stated as of now the Township is equal at 50/50 between conservation and agricultural. He stated this is based on the capacity of the existing infrastructure system. Kramer stated his concern is for the future preservation of agriculture. Myers stated under State Law there are certain conditions the Township has to allow for under different types of usage. Flosdorf stated once all the residential usage is depleted more residential needs to be made. Zimmerman stated he feels this would fall more under the Strategic Plan rather than the Sustainability Policy. On a motion by Chivinski, seconded by Kramer, the Board unanimously approved Adoption of the Sustainability Policy.

**CONSIDER REQUEST BY LANCASTER FARMLAND TRUST TO HOST 2015 PEDAL TO PRESERVE:** On a motion by Chivinski, seconded by Flosdorf, the Board unanimously approved the request by Lancaster Farmland Trust to host the 2015 Pedal to Preserve.

**CONSIDER REQUEST BY LITITZ SPORTSMAN ASSOCIATION TO THE HOST FISHING DERBY 4/4/2015 AND FAMILY FUN DAY 5/25/2015:** On a motion by Chivinski, seconded by Flosdorf, the Board unanimously approved the request by Lititz Sportsman Association to host the Fishing Derby on 4/4/2015 and Family Fun Day on 5/25/2015.

**CONSIDER REQUEST BY SUNRISE ROTARY TO HOST THE RIDE FOR LITERACY ON 5/9/2015:** On a motion by Chivinski, seconded by Kramer, the Board unanimously approved the request by Sunrise Rotary to host the Ride for Literacy on 5/9/2015.

**ADJOURNMENT:** With no other business to come before the Board, the meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Daniel L. Zimmerman,  
Township Manager