

WARWICK TOWNSHIP BOARD OF SUPERVISORS

June 3, 2015

Chairman Logan W. Myers convened the June 3, 2015 meeting of the Board of Supervisors at 7:00 a.m. Present were supervisors Herbert Flosdorf, C. David Kramer, Tony Chivinski, Daniel L. Zimmerman Township Manager, Bill Swiernick representing DMA, Holly Anderson 2051 Whiteford Road, York, and Randy Hess representing Hess Home Builders. Absent was Michael Vigunas.

ROTHSVILLE FIRE COMPANY: See attached report.

CONSIDER THE LITITZ RESERVE PHASE 3 & 4 FINAL SUBDIVISION PLAN, PROPOSED BY RGS ASSOCIATES, DATED 2/4/2014: Joel Snyder presented the plan. The Planning Commission requested that the development provide landscape screening along the Kissel Hill properties. Discussion ensued on the emergency access and that becoming a permanent fixture.

On a motion by Kramer, seconded by Flosdorf, the Board unanimously approved the Lititz Reserve Phase 3 & 4 Final Subdivision Plan, Proposed by RGS Associates, dated 2/4/2014.

DISCUSS THE HESS HOME BUILDERS E. WOODS DRIVE TRACT, PROPOSED BY DAVID MILLER, DATED 4/21/2015: Bill Swiernick with David Miller Associates is here to discuss a property located on East Woods Drive. It is in the R1 Zoning District. There are 10 lots that are being proposed. Zimmerman stated this is part of the Grube Farm.

Zimmerman inquired as to who would be responsible for maintenance of the culvert that runs through the tract. Swiernick stated it would be the responsibility of the home owners. Zimmerman stated he would like this to be clearly stipulated in writing, be part of the storm water agreement and be recorded with the lots.

Chuck Haley commented he has received complaints from residents along East Woods Drive of road water on driveways. Haley stated the water from these new lots should not be directed toward the existing houses.

There was discussion on the need for the driveways to require culvert crossings of the stream and wetlands.

A Board Member questioned the extent of the flood plan and protection to the wetlands.

Swiernick stated there were no issues with the remarks from the letter from ELA.

DISCUSSION ON THE R-1 CONSERVATION CLUSTER PROVISION: Zimmerman stated there are current conservation sensitive environmental tracts in the RE, R1 and R2 Zones. One example is the Orchard Road Tract. 50% of this tract has mature forest which is what the Township is trying to preserve and which also provides a buffer to the tributary. Other examples are the Eshelman Farm which includes wetlands and wildlife habitat and the Seeber Tract which is up against the Conservation District.

Zimmerman stated what he would like to see are revisions be made to provide a balanced approach to the tract. He suggested working with Brandywine Conservancy. Brandywine Conservancy is adept at developing standards in which preservation of land is important however they are creative and flexible on the types of housing. The tract could include a diverse mix of townhouses, duplexes, and single family dwellings and keep at the same density of the R1 district.

Overall the Board Members approved of this concept but wanted all amendments to the zoning ordinance be the responsibility of the Township. The developer can develop a concept plan to reflect the proposed changes.

DISCUSSION ON CREATING RIGHT TURN LANE AT INTERSECTION OF MILLPORT AND SR 501: Zimmerman indicated that the Township should evaluate the right turn movement at the northeast side of 501 and Millport Road to determine if the creation of a right turn lane would be appropriate. The Board agreed that staff evaluate the situation and see if the improvement can meet PennDOT standards.

CONSIDER REQUEST FOR ROTHSVILLE COMMUNITY DAYS SEPTEMBER 19, 2015: On a motion by Flosdorf, seconded by Chivinski, the Board unanimously approved the request for Rothsville Community Day on September 19, 2015.

CONSIDER REQUEST BY THE POLO CLUB TO HOST PET PANTRY ON JUNE 13, 2015: On a motion by Flosdorf, seconded by Chivinski, the Board unanimously approved the Polo Club to host the Pet Pantry Event on June 13, 2015.

HOLLY ANDERSON, COMMUNITY SERVICES OF PA- PRESENT CERTIFICATE FOR COMMUNITY PARTNER: Holly Anderson presented to the Board a certificate identifying the Township as a partner with PA Commuter Services.

OTHER BUSINESS TO COME BEFORE THE BOARD: The Board talked briefly on the potential merger of the Lititz Fire Company and Brunnerville Fire Company. The Board discussed meeting with Brunnerville Fire Company to gauge where the process is at and exchange questions and information.

GUEST RECOGNITION:

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:35 a.m.

Respectfully submitted,

Daniel L. Zimmerman,
Township Manager

