

WARWICK TOWNSHIP BOARD OF SUPERVISORS MINUTES

May 1, 2013

Chairman W. Logan Myers convened the May 1, 2013 meeting of the Board of Supervisors at 7:00 a.m. Present were Supervisors W. Logan Myers, Anthony Chivinski, Herbert Flosdorf, C. David Kramer, and Michael Vigunas. In attendance were Township Manager Daniel Zimmerman, Township Engineer Grant Hummer, and Tom Matteson.

CONSIDER THE LEON OBERHOLTZER STORMWATER MANAGEMENT PLAN, PREPARED BY DIEHM & SONS, DATED 2/6/2013:

Tom Matteson, representing Diehm & Sons, explained that the previous property owners (Martin) received approval for a second principal dwelling on the lot. Bryan Martin operated his demolition business from a building on the property. The property has been sold to Oberholtzer, who wants to relocate his existing rebar fabricating business (Rocky Ridge Steel) to the property. Matteson explained that the plan proposes to remove the old shop building, and construct a new 6,050 square foot shop building. He added that the proposal would revise the entrance to the property to accommodate deliveries by full size tractor trailers (average of one truck per week). He noted that deliveries and storage would occur within the proposed building. The proposal also includes a 1,824 square foot horse barn and provisions to have one horse, which is the Oberholtzers' primary form of transportation. He outlined the on-lot sewer system layout for the benefit of the Board. He noted that the proposal has received zoning approval. Matteson explained that most customers pick-up their material in standard box trucks and noted that Oberholtzer does not make deliveries.

The Applicant is requesting a Waiver of Section 285-7.C and 285-7.D pertaining to preliminary and final plan processing. The Applicant is requesting a modification to submit the project as a Stormwater Management Plan in lieu of processing a preliminary/final plan since the proposed shop building is replacing an existing similar size structure, and due to no new sewer or water demands, and that there would be no additional traffic. The Township Engineer recommends conditional approval of the Waiver based on an offer of right-of-way for East Newport Road, and upon a fee in lieu of roadway improvements. On a motion by Chivinski, seconded by Kramer, the Board voted unanimously to grant a Waiver of Sections 285-7.C and 285-7.D, and to approve the Leon Oberholtzer Stormwater Management Plan contingent upon the Township Engineer's comments being addressed.

CONSIDER REQUEST FOR REDUCTION OF LETTER OF CREDIT FOR STONY LANE

DEVELOPMENT: The Board reviewed the request. The Township Engineer commented that based on their most recent observation of construction progress at the site, compared with the original Letter-of-Credit estimate amounts, they recommend the Township release \$17,056.60 from the current Letter-of-Credit account. The retainage represents their estimate of the costs to complete the remaining site improvements. On a motion by Flosdorf, seconded by Kramer, the Board voted unanimously to release \$17,056.60 from the Letter-of-Credit for the Stony Lane tract.

UPDATE ON HIGHLANDS DRIVE: The Township Manager stated that the road construction project is 99% complete; however, adverse weather had delayed the project. He noted that the roadway will be opened within the next week. He explained that construction has begun on the 814 Lititz Pike building project. He noted that the access to the site has been constructed, and construction will begin within the next week on the proposed AutoZone store.

The Township Manager explained that the project involving the Cicala / La Piazza properties may need to be phased. He stated that Cicala is ready to begin construction of the first office building. He added that the owners of La Piazza have indicated that they will purchase land, but do not have sufficient funds to construct site improvements or their proposed addition at this time. The Township Manager explained that Cicala would like the improvements constructed; however, by Ordinance, La Piazza does not need additional parking. He noted that the restaurant owners would like 30-40 additional parking spaces to accommodate current customers. The Township Manager expressed the opinion that improvements along SR 501 should be completed at least. He noted that a meeting with the affected parties is scheduled for next week. The Township Engineer stated that he would suggest that the first tier of parking be constructed to accommodate customers since some parking would be eliminated when curb is constructed along SR 501.

CONSIDER REVIEW OF REVISED WESA CHARTER: The Township Manager stated that the revised document is currently being reviewed and is in draft form. He explained that the revised document would create a Commission consisting of members of the WESA organization. He explained that the organization would operate as the Warwick Emergency Services Commission. He noted that the Board of Directors would be composed of 8 voting members consisting of 1 member of the governing body of each Municipality, 1 member from each Fire Company, 1 member of Warwick Community Ambulance Association, and 1 citizen at large (to be rotated by municipality each year). The Township Manager stated that the agreement is for review purposes, and formal action will occur at a future Board meeting.

DISCUSSION ON PROPOSED FOUR (4) TRANSPORTATION PROJECTS: The Township Manager stated that proposed improvements to the SR 501 corridor (from Wynfield Drive to Newport Road) is listed on the County's Transportation Improvement Project (TIP) list. He explained that this project includes construction of a center turn lane, installation of curb and sidewalks, upgrade of the existing culvert over Santo Domingo Creek, and installation of stormwater pipe. He stated that he is working with the developer of the Rock Lititz project to coordinate funding for the roadway improvements.

The Township Manager explained that the remaining three projects are not listed on the County's TIP list. Improvements to the proposed intersection of Clay Road, future Sixth Street and Rothsville Road(SR 772) includes installation of traffic signals, construction of turn lanes, improving the radius on all four sides and widening the existing culvert over Lititz Run Creek. The Township Manager explained that a portion of the roadway would be constructed as part of the Lititz Reserve project. He noted that all of the required right-of-way has been acquired. He explained that the extension of Sixth Street to Rothsville Road, a distance of approximately 2,400 linear feet to Rothsville Road, is also part of the Sixth Street extension project. The Township Manager explained that improvements to the intersection of Brunnerville Road and East Newport Road includes constructing turning lanes, widening the existing culvert on East Newport Road, improving the radius capacity and modifying the traffic signal.

DISCUSSION ON MS4 PROGRAM AND UTILIZATION OF REGIONAL BASINS: The Township Manager explained that the quarry on the Dean Brandt property serves as a regional basin for approximately 400 acres of stormwater flow from Lititz Borough. He stated that Brandt is concerned over potential liability involving the quarry when the adjoining property is developed. He stated that Brandt has offered to convey a 5.7 acre portion of the property, including the quarry, to the Township. He added that he visited the site and the area is a natural habitat for wildlife,

including black-crowned night herons. The Township Manager stated that he discussed the possibility of the Lancaster County Conservancy accepting the quarry property. He added that the Conservancy and Township could partner for a DCED grant to improve the property and install fencing where appropriate. Flosdorf stated that the overflow area could be improved as part of the proposed future Sixth Street extension to reduce flooding. The Township Manager noted that the quarry is approximately 60' deep on average. The Board is agreeable to working with the property owner, Lancaster County Conservancy, and other entities to review the feasibility of a land transfer for the quarry.

CONSIDER APPOINTMENT OF BRENT RICHMOND AS ALTERNATE TO THE PLANNING COMMISSION: Kramer stated that Richmond has been interested in serving on a Township commission. On a motion by Vigunas, seconded by Flosdorf, the Board voted unanimously to appoint Brent Richmond as Alternate to the Planning Commission.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 8:23 a.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager