

**WARWICK TOWNSHIP BOARD OF SUPERVISORS**

**June 16, 2021**

**7:00 p.m.**

**Warwick Township Municipal Building**

Chairman Kenneth Eshleman convened the June 16, 2021 meeting of the Warwick Township Board of Supervisors at 7:00 p.m. In attendance were Supervisors Kenneth Eshleman, Herbert Flosdorf, Logan Myers, Jeffrey Tennis, and Kelly Gutshall. Also in attendance were Daniel Zimmerman, Township Manager; Patrick Barrett, Assistant Township Manager; Chuck Haley with ELA, Tom Zorbaugh, Code and Zoning Officer, Duane Ober, WESC Administrator, Laura and Thomas Dobbin 588 Allegiance Drive, Lauren Knowles Lititz Record, Brett Fassnacht, WESC Assistant Administrator, Joyce Gerhart, RGS Associates, Craig Smith, RGS Associates, Natalie and Joe Bennett 1313 Bunny View Drive, Craig Hasson, 952 Log Cabin Road, Allen Martin, 937 E. Newport Road, Denise Freeman, 603 Woodcrest Avenue, Michelle Bingham, 603 Woodcrest Avenue, Gregg Wolfe, 527 Pine Hill Road, Alex Piehl, RGS Associates, Andrew Szalay, Habitat for Humanity.

**APPROVAL OF MINUTES** – On a motion by H. Flosdorf, seconded by L. Myers, the Commission voted unanimously to approve the minutes from May 5, 2021 and M

**GUEST RECOGNITION:** Laura Dobbin, representing the Traditions of America Home Owners Association shared that the HOA appreciated receiving the punch list from the township engineering consultants from last month's meeting. They are still reviewing that list. She also wishes to thank the township for sending engineers out to inspect the safety issues of some of their homes. Does the township have any actions planned based on that inspection? D. Zimmerman stated that it is going to be the staff recommendation tonight that a letter be sent by the solicitor to TOA citing the specific code violations and the corrective action that should take place. TOA has submitted part of their As-Built plans. Have they been approved? There were some revisions that needed to be made. An independent contractor was obtained to do an analysis of the walkway. The walkway base does not meet the specifications required. You will be receiving a copy of that report next week. We also did an independent concrete study report. We need to do further analysis to determine whether the specifications in the original plan was met. TOA has begun projects. She presented a petition signed by 379 residents to be reviewed.

Joe Bennett of 1313 Bunny View Drive spoke about the Constitution and government. He questioned what the board's views are on the Constitution. He is offering to set up a time to meet to continue the discussion.

Michelle Bingham and Denise Freeman of 603 Woodcrest Avenue, Lititz here regarding the round-a-bout and their concerns. They are asking about signage or decals on the road to deter pedestrians on the road. When will the temporary poles be removed?

**PUBLIC HEARING: TO CONSIDER THE PETITION BY WAYNE BAUM TO ADD THE PORTION OF HIS FARM IN WARWICK TOWNSHIP TO THE AG SECURITY AREA.** This is a farm located on Creek Road that is petitioned to be preserved. All the appropriate filings, communication, and advertisements have been completed. The property is located in Manheim Township and Warwick Township. Manheim Township does not have their own AG security

area. Manheim Township has completed their part earlier this year. On a motion by H. Flosdorf, seconded by L. Myers, the Board unanimously approved closing the hearing. K. Eshelman abstained from voting due to the fact that Mr. Baum is his uncle.

**WESC:** Duane Ober introduced Brett Fassnacht. He will be working Mondays and Fridays. He will be assisting Duane with administrative and operational duties. He will be stationed at Brunnerville or Brickerville fire companies as much as possible. He will be serving as deputy emergency management coordinator. Brett provided a brief summary of his background. He is anxious to get going in this new position. He will be helping out as a firefighter while on duty. He was presented with his badge as a firefighter with the Warwick Emergency Services Commission.

**CONSIDER THE LITITZ RESERVE REVISED LOT ADD-ON PLAN PREPARED BY RGS ASSOCIATES DATED 5/5/2021.** Joyce Gerhart with RGS Associates is present to address the revised lot add-on plan for phase 8 of Lititz Reserve. The property is part of lands previously owned by LEFC and Dean Brandt and are being conveyed to the Lititz Reserve property. When they went to go to settlement the attorneys realized that in a future phase there is one single family lot that will be conveyed to Mr. Brandt in the future to build his home. The attorneys feel that it makes more sense to set up the lot add-on so that he would keep that land, not subdivide it now because the property would be land locked. It would be set up to create the lot in the future. His lot is now remaining with his property. Kelly Gutshall recused herself from this vote because of Land Studies involvement with Lititz Reserve.

On a motion by H. Flosdorf, seconded by L. Myers, the commission voted unanimously to approve the revised lot add-on plan prepared by RGS Associates for Lititz Reserve.

**CONSIDER THE SKETCH PLAN FOR COMPASS MILL, PREPARED BY RGS ASSOCIATES.** Craig Smith is present to obtain feedback from the supervisors on the sketch plan submitted. There will be some waivers and variances to eventually be requested. They are here to discuss the project and get the board's feedback. Dan Zimmerman gave a brief overview of the history of the property. The intended uses for the buildings was reviewed. Building 1 – intended for food prep and eventually a microbrew use. Building 2 is an artisan shop. A building extension is in future plans for building 2. Building 3 is intended for a coffee shop. Building 4 is intended for office use. Building 5 is intended for an event space. Building 6 is intended for artisan shops. Building 7 is also intended for an event space. Building 6 was originally intended to be a tavern, but that plan has changed. There are four points of access on to Rothsville Road. The entrances are being consolidated into three. Pedestrian walkways are being connected between the park and the commercial area. There are approximately 120 parking spaces shown presently on the property. There is a provision in the ordinance that allows for a 20% reduction for those commercial uses over 3 acres that are utilizing the same parking facility. There are some variances from the zoning ordinance and some waivers that are needed. The one thing that we are not sure of at this point is will there be changes needed to the existing intersection. Penn Dot criteria will be followed. Widening of the roadway is not being proposed. They are looking for feedback from the Board in regards to the variances and waivers needed. There is an existing sewer system and several pumps that they intend to use. The wells on the property are also to be used as long as they meet the criteria. They are proposing a five foot pedestrian access through the property. Everything is going to occur in just 1 phase. Curbing is being proposed throughout the property, but not along Rothsville Road. Parking concerns and limiting event attendees was discussed due to lack of parking. This issue will be reviewed again. They are looking to start this project as soon as they get plan approval.

**CONSIDER THE SKETCH PLAN FOR THE WOODCREST AVENUE/SIXTH STREET PLAN PREPARED BY RGS ASSOCIATES.** Alex Piehl with RGS Associates is with Andrew Szalay from Habitat for Humanity. This project may look familiar because RGS was here almost a year ago to talk about a proposal for a very similar design. The project was before the Planning Commission and the Supervisors previously for feedback on a variance that is needed to go from five by-right lots to 6 lots, by reducing the minimum width from 100 feet to 80 feet; however the project did not receive zoning approval. Moravian Manor purchased the property while doing the roundabout project. They wanted

to do some type of affordable housing related to their work force. The developer is looking at the configuration of the lot to reduce the size of the lots to add one lot to the property. Also, in looking at the surrounding properties, the developer felt that this was keeping with the lot sizes in the surrounding neighborhoods. As part of our original proposal, Moravian Manor was seeking the variance and then their intent was to sell it to a local builder. The lots would be fee simple based on the market rate. Habitat wants to construct smaller homes in the 1400-1500 square foot range. They propose to reduce the lot width to 65 feet, which would create a 12000 square foot lot. The homes that Habitat envisions would be 35 feet wide and approximately 40 feet deep. Sidewalks are proposed along Woodcrest Avenue and Sixth Street and an alley access is proposed to the rear of the homes. The project received positive feedback from the Planning Commission. This would be an affordable housing project through Habitat for Humanity. One item that was discussed with the Commission is the configuration of the alley. The Commission had some concerns about the alley access off of Sixth Street and discussed relocating it off of Woodcrest Avenue. The applicant will look at the alley design in more detail as part of the land development process. Traffic Planning & Design looked at some gap analysis, distances, and visibility and felt that the access off of Sixth Street would best serve the community. The speeds and the volume of traffic on Woodcrest Avenue would be of concern. The proposed alley would be privately owned. Habitat for Humanity would prefer smaller lots based on the size of the homes they hope to build. Price point for the homes will be whatever the value is for a 1400-1500 square foot, two story house. When the appraised value is known the Habitat for Humanity board votes on approving it. The home price could be adjusted by Habitat based on comparable home values. Their next step would be to go back to the Zoning Hearing Board. square foot two story house. The appraised value will come in and the board votes on approving it. A Habitat board member will sign off on the resolution. They have the choice once they get the appraisal on the house based on the comps to adjust the price up or down. The Board of Supervisors looked favorably on the proposal. Their next step would be to go back to the Zoning Board.

**TIME EXTENSION FOR ORCHARD ROAD PHASE 1 PROJECT – Tabled**

**TIME EXTENSION FOR 1213 ORCHARD ROAD** – On a motion by H. Flosdorf, seconded by L. Myers, the Commission unanimously approved the time extension.

**OLD BUSINESS:**

**CONSIDER ORDINANCE 296 AMENDING THE WARWICK TOWNSHIP ZONING ORDINANCE** – On a motion by H. Flosdorf, seconded by J. Tennis, the Commission voted unanimously to approve Ordinance 296.

**CONSIDER FORMALLY ACCEPTING THE WAYNE BAUM FARM INTO THE WARWICK TOWNSHIP AG SECURITY AREA** – On a motion by L. Myers, seconded by J. Tennis, the Commission voted unanimously to accept the Wayne Baum farm into the Warwick Township Ag Security Area.

**CONSIDER DECLARING THE EMERGENCY DECLARATION DUE TO COVID-19 TERMINATED** – On a motion by L. Myers, seconded by J. Tennis, the Commission voted unanimously to terminate the Covid-19 Emergency Declaration. The Township is required to report back to the county that the declaration was terminated.

**STATUS REPORT ON THE HIRING PROCESS FOR THE TOWNSHIP MANAGER POSITION** – An email was received today from the North Group explaining they have conducted 4 phone interviews, and three of those interviews resulted in in-person interviews with the respective candidates. They still are accepting resumes, and they have been very pleased with the candidates they have received so far.

**REVIEW THE REVISED CAPITAL RESERVE BUDGET** – D. Zimmerman explained that the Township has forecasted expenditures under the capital reserve fund to exceed original projections. D. Zimmerman suggested that money transfers be made mid-year and end of year to the Capital Reserve and Storm Water Fund and will prepare a memo outlining the transfers at the July Board of Supervisors Meeting.

**NEW BUSINESS:**

**CONSIDER THE REQUEST FOR THE ROTHVILLE COMMUNITY DAY SCHEDULED FOR 09/18/2021** – On a motion by L. Myers, seconded by J. Tennis, the Commission voted unanimously to approve the request.

**DISCUSSION ON SOLAR PROPOSAL FOR THE TOWNSHIP** – Staff explored a solar proposal in 2009. Since then, the panel productivity has greatly improved. The company has done a large number of municipal and authority projects. If we are interested we can bring in the vendor next month. One of the rebates we would be eligible is from PPL for \$500,000. Board of Supervisors requested an independent evaluation of options.

**CONSIDER REQUEST BY COBYS FAMILY SERVICES FOR A BIKE RIDE ON 09/12/2021** – They are asking for permission to use a short section of the trail for this ride. On a motion by L. Myers, seconded by J. Tennis, the Board voted unanimously to approve the request, contingent upon the use of only non-permanent markings.

**COMMUNICATIONS:**

**PSATS** – The Board reviewed PSATS information and a handout from the library.

**TREASURERS REPORT** – On a motion by J. Tennis, seconded by H. Flosdorf, the Commission voted unanimously to approve the treasurer's report.

**PAYMENT OF BILLS** – On a motion by J. Tennis, seconded by L. Myers, the Commission voted unanimously to approve the payment of bills.

**MANAGERS REPORT:** The Township Manager explained that the Township anticipates the American Rescue Plan payment by June 30, 2021; however, there is still a lot of confusion on how you can utilize these funds.

The large sinkhole work was finished on Sensenich Drive.

TOA – The Township Manager recommended that the solicitor send two letters to address the outstanding deficiencies. One letter about the site improvements has already been sent. The second letter would address building code violations..

**TAX COLLECTORS REPORT** - On a motion by L. Myers, seconded by J. Tennis, the Commission voted unanimously to approve the report.

**PUBLIC WORKS REPORT** – The Township Manager explained that AMS was contracted to do the ultra-thin project roads. The Township staff is happy with the results.

**ADJOURNMENT** – On motion by L. Myers, seconded by J. Tennis, the Commission voted unanimously, the meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Daniel L. Zimmerman,  
Township Manager