

WARWICK TOWNSHIP

315 Clay Road
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(Lancaster County)

WARWICK TOWNSHIP BOARD OF SUPERVISORS

April 20, 2022

7:00 p.m.

WARWICK TOWNSHIP MUNICIPAL BUILDING

Chairman Kenneth Eshleman convened the April 20, 2022, meeting of the Warwick Township Board of Supervisors at 7:00 p.m. Those in attendance were Supervisors Ken Eshleman, Jeremy Strathmeyer, Ken Kauffman, Kelly Gutshall, and Jeff Tennis. Also in attendance were Brian Harris, Township Manager; Pat Barrett, Assistant Township Manager; Billy Clauser, Planner/Assistant Zoning Officer; Chuck Haley, Township Engineer; Chief Dave Steffen, Northern Lancaster County Regional Police Department; Pat Dennis, Landmark Homes; Joel Young, Rettew Associates; Laura Knowles, Lititz Record Express; and Rick Palmer, Township Resident.

PRESENTATION OF 2021 NLCRPD ANNUAL REPORT, CHIEF DAVE STEFFEN: Chief Steffen reviewed the 2021 Annual Report. He highlighted the use of body worn cameras, the acquisition of hybrid fleet vehicles, and drones and their uses. K. Gutshall congratulated Chief Steffen on becoming the President of the Pennsylvania Chief of Police Association. She asked about the PLEAC accreditation and why agencies are not participating. Steffen stated there is an investment in time to obtain the accreditation. K. Eshleman asked what the biggest challenges are for the department. Chief Steffen stated that the perception is anytime somebody sees something on the news that becomes immediately transferrable to every cop in the entire country.

CONSENT AGENDA: B. Harris stated that at the next Planning Commission Meeting they will be considering Warwick Crossing Phases 2 and 3. There will also be an application for a conditional use coming before the Board of Supervisors in May for Cornerstone Day Care. He also noted that at the Authority Meeting Compass Mill presented a couple different options to get water to the site and ultimately the Board approved them to take a 2 inch service lateral from the existing main on Sixth Street, through LEFC's property, and service the property. Harris is expecting the Land Development Plan for Compass Mill to come to the Planning Commission in the next month or two. Harris stated that they are still working on the Tourism Grant. Pump Station #13 design is approximately 95% complete. The new location is closer to the parking lot at Saylor Park so the Township will be doing a land swap with Lititz Borough. Lititz Borough did have a couple requests for the Township to consider that Harris will share with the Board. The funding for the Tourism Grant will be awarded in June. Harris also stated that at the last meeting there were some concerns regarding awarding a road paving bid to Highway materials since they were not the low bidder. Harris and B. Crosswell discussed the matter and ultimately Highway's plant was 3.1 miles and Pennsy's was 7.6 miles. B. Crosswell is comfortable with the award being given to Highway. Harris mentioned the PSATS convention is coming up, kicking off Sunday, April 24, 2022. Harris stated that the two best days to be there educationally are Monday and Tuesday, April 25 & 26, 2022. The conference concludes on Wednesday, April 27, 2022 with the delegates voting and then wrapping up around noon. On a motion by K. Kauffman and seconded by J. Tennis, the Board unanimously approved the Consent Agenda.

CONSIDER THE WALTON HILL FINAL SUBDIVISION & LAND DEVELOPMENT PLAN, PREPARED BY RETTEW ASSOCIATES, DATED 03/02/2022: B. Harris stated that this is a plan that the Supervisors have seen previously. Joel Young is representing Rettew Associates and Pat Dennis is representing Landmark Homes. This is a cluster development in the R-1 zoning district with 42 single family dwellings and 3 open space lots being proposed. The



Preliminary Plan did go through the Planning Commission and the Board of Supervisors. There are two modifications associated with the plan, one is the dedication of recreational area and the other is spillway width. The final plan did receive Planning Commission recommendation at the March meeting. ELA's letter dated March 17, 2022 is included in the packet with most of the items administrative in nature. The more substantive outstanding items are the HOA documents, the open space agreement, and the riparian easement.

J. Young stated they have received Planning Module approval for the project and they also have the NPDES permit. Young also stated that they are working through the riparian design and changing some of the planting schemes. J. Tennis asked if there are any major highlighted changes from the previous plan the Board saw. B. Harris stated that the only major comment from the Planning Commission was the tree planting schematic in the riparian area. K. Kauffman mentioned the protection of the pond. Young stated that a buffer will be around the pond and a retaining wall to the north. K. Kauffman questioned the significant grade drop from the road to the pond. Young stated that a series of small retaining walls are planned to pick up the grade. It was suggested that some type of fence be installed at the top because there are sidewalks along that edge. Young confirmed that this concern will be addressed. C. Haley stated that retaining wall plans have not been submitted yet. C. Haley asked if speed humps were part of the preliminary plan. Young stated that the speed humps were added for the Final Plan. J. Strathmeyer asked what the average lot size is and Young responded that lots will be .12 - .25 acres. B. Harris stated the lots are 7,500 square feet to around 12,000 square feet, with the largest being 13,000-14,000 square feet. K. Gutshall asked about the excess fill on the other side of the riparian area. C. Haley pointed out fencing on the plans. R. Palmer, 395 Crosswinds Drive, asked for clarification on plantings for lot 45 and also retaining walls on the plan. On a motion by J. Tennis and seconded by K. Gutshall, the Board unanimously approved the Final Subdivision & Land Development Plan for Walton Hill with waiver requests pertaining to the dedication of recreation areas and spillway width. The approval was conditioned on the following:

1. Fencing installed around pond to the satisfaction of the Township
2. Letter of credit
3. Escrow
4. Park and Recreation fees
5. Execution and recording of the Homeowner's Association documents
6. The streetlights will be the responsibility of the Homeowner's Association
7. Water/Sewer Extender Agreements
8. Submittal of an Open Space Management System
9. Recording of the Land Development Agreement
10. Recording of the Stormwater Management Agreement
11. Recording of the Conservation Easement Agreement
12. Recording of the Riparian Buffer Easement Agreement
13. Recording of the Public Trail Easement Agreement

DISCUSSION ON THE ORCHARD ROAD EMERGENCY ACCESS: B. Harris stated that the original plan was to have B. Croswell in attendance along with Randy Hess from Hess Home Builders, but after further discussions with B. Croswell, he was not comfortable at the point and time. They are pursuing other approaches regarding the .25 acre access piece. R. Hess is having challenges acquiring that .25 acre lot that would connect to Wood View. This will be on an upcoming agenda. K. Kauffman shared his opinion on the need for an emergency access. B. Harris gave a review of the issue for K. Kauffman. K. Eshleman asked what the next step is. B. Harris stated the two options are condemnation or to modify the plan. Condemnation is the only way to secure a clean title to that .25 acre lot based on the current encumbrances. K. Kauffman would like to hear the Planning Commission's view on how to proceed.

CONSIDER MOTION TO APPROVE THE PAYMENT OF BILLS: B. Harris gave an overview of the bills to be paid. On a motion by J. Tennis and seconded by J. Strathmeyer, the Board unanimously approved the payment of bills.

CONSIDER MOTION TO APPROVE THE TREASURER'S REPORT: B. Harris reviewed the Treasurer's Report. On a motion by J. Tennis and seconded by J. Strathmeyer, the Board unanimously approved the Treasurer's Report.

CONSIDER ACCEPTING JOINT MUNICIPAL ROAD BIDS: B. Harris stated that this is the joint bid that is administered by Penn Township for bituminous seal coat. The recommendation is to award the bid to Martin Paving and the line painting to A1 Traffic Control. Harris stated that these expenses will be out of the Highway Aid Fund, Fund 35. On a motion by Jeremy Strathmeyer and seconded by K. Kauffman, the Board unanimously approved the Joint Municipal Road Bid as submitted.

FOLLOW-UP DISCUSSION ON THE INTERSECTION OF W. LEXINGTON ROAD & SR 501: B. Harris stated that he met with Elizabeth Township and the plan is to reach out to PennDot to see if they would consider restricting the turning movement to right turn only on Lexington. There is a request in to PennDot and we are awaiting word from their traffic engineer.

INVITATION TO ATTEND PLACES2040 PLANNING LEADERSHIP AWARDS CELEBRATION ON MAY 24 AT 6:30 PM AT THE MANHEIM TOWNSHIP LIBRARY: B. Harris stated that someone from the Township may be recognized. K. Eshleman stated he would attend.

NEXT MEETING – Wednesday, May 4, 2022 at 7:00 a.m. via Zoom.

ADJOURNMENT – On a motion by J. Tennis and seconded by J. Strathmeyer, the meeting was adjourned at 8:19 p.m.

Respectfully submitted,



Brian Harris,
Township Manager