

**WARWICK TOWNSHIP BOARD OF SUPERVISORS MEETING  
FEBRUARY 7, 2024  
7:00 A.M.  
MEETING HELD BY VIRTUAL FORMAT**

Chairman Ken Eshleman convened the February 7, 2024 meeting of the Board of Supervisors at 7:00 a.m. In attendance were supervisors Ken Eshleman, Jeremy Strathmeyer, Jeff Tennis, and Ken Kauffman. Kelly Gutshall was absent. Also in attendance were Brian Harris, Township Manager; Chuck Haley, Township Engineer; Randy Dautrich, Dautrich Engineering; Steve Gergely, Harbor Engineering; Sam Stoltzfus, Cedar Run Construction; Laura Knowles, Lititz Record; Dana Clark, 660 Brunnerville Road, Lititz; and Stan Musser, Musser's Lawn & Garden.

**CONSIDER FINAL LAND DEVELOPMENT PLAN FOR MUSSER'S LAWN AND GARDEN:** B. Harris mentioned the ELA letter dated February 1, 2024 regarding Musser's Lawn and Garden. Stan Musser and Randy Dautrich were at the most recent Planning Commission Meeting where they did receive a recommendation. The ELA letter delineates the waiver requests which are for preliminary plan submission, existing features within 200 feet of the subject tract, curbing, and associated roadway improvements. Harris stated that this plan delineates approximately a 7,000 square foot building addition with some parking improvements. Also included in the packet is the county's review letter as well as the WESC review letter. R. Dautrich reviewed the plan, traffic flow for the trucks for delivery, and parking spaces. Dautrich showed where the infiltration bed is located for all the runoff from the proposed building. Dautrich noted that there are no new employees and also the new addition has no sewer or water in it. The project may not start for the next year or two. There was discussion regarding the sloped areas in the plan. Dautrich pointed out the area where trees will need to be removed for the addition. Chuck Haley mentioned that the adjacent properties are okay with everything on the public roadway. There will be no fill or change to the grade at the back of the proposed addition. On a motion by J. Tennis and seconded by J. Strathmeyer, the Board approved the waivers delineated in ELA's February 1<sup>st</sup> letter as well as the final land development plan.

**CONSIDER FINAL LAND DEVELOPMENT PLAN FOR CEDAR RUN CONSTRUCTION:** B. Harris stated that Steve Gergely from Harbor Engineering is present along with the Sam Stoltzfus who is the owner of Cedar Run Construction. This project is located on Rothsville Station Road on the west side. Currently Cedar Run operates on the east side of Rothsville Station Road adjacent to the rail trail. Cedar Run went before the Zoning Hearing Board and the Planning Commission to do a 5,000 square foot storage area and an area that would be open storage as well as a truck circulation to access the site. The parcel is in the community commercial zone.

Steve Gergely stated that the property is 3.3 acres and contains Lititz Collision Auto Body Shop and an existing residence. The applicant was before the Zoning Board to get a couple variances, one for some parking setback encroachments along Rothsville Station Road which was approved. They also requested a special exception to convert the residence into a two unit, but that request was denied. There is an existing driveway to Lititz Collision and a drive to the residence. They are proposing eliminating Lititz Collision's driveway and expand the parking area that Sam is currently utilizing for his business. They would put in a new driveway or access drive further

south with a larger radius to accommodate trucks for the driveway to the proposed storage area and Lititz Collision. Gergely mentioned that there will be a lot of signs and gates to direct traffic in the proposed area. He also mentioned that there will be a remote operated swing arm gate for employees traversing back and forth across Rothsville Station Road. The proposed structure will give Cedar Run more space to store raw and finished products. It will also eliminate a lot of truck congestion. All the trucks will now be entering from the new access drive being proposed. There will be a delineated storage loading area in towards the center and some along the perimeter areas and that is defined by semi-trucks getting around the site to load and offload materials. There is a small storage building measuring approximately 5,000 square feet that has been proposed but is not being built right away. There are no changes to Lititz Collision parking or for the single family residence. Gergely stated that they are proposing a wide radius for trucks on the north side to direct traffic to and from Millway Road rather than to the intersection of Rothsville Station Road and Newport Road. Gergely reviewed the stormwater management plan. Gergely met with Jason Minnich from the Township to discuss road improvements. ELA also gave some input regarding the roadway. Gergely reviewed the proposed landscape buffers at the rear of the property and noted it will continue behind Lititz Collision which was requested by the Planning Commission. The applicant is asking for a couple of modifications along with a waiver for preliminary plan and for either a waiver or deferral of sidewalks, and one stormwater modification for increased loading ratios for the infiltration basin. Harris asked Gergely to explain the signage on Rothsville Station in regards to equipment crossing back and forth on Rothsville Station Road. Gergely noted that there will be forklifts going back and forth between the two sides on a daily basis. It was ultimately decided it would be best to eliminate any signage specific to equipment crossing because they don't want to take away any warning signage or distractions from the rail trail. C. Haley clarified that it is a stop for two access drives on to Rothsville Station Road rather than a stop controlled intersection. There will not be any stop signs on Rothsville Station Road. K. Kauffman asked about proposed lighting for the plan. The applicant is still developing the lighting plan but there will be some wall packs on the building and a light at the entrance. The owner really doesn't have much interest in lighting. The building will be used during daylight hours so he wants to keep lighting to a minimum. They will make sure when the lighting plan is submitted that there is zero foot candles on adjacent properties. C. Haley mentioned the need to delineate the parking spaces in some way on the gravel lot so that people are not parking all over the stoned lot. Haley also mentioned trucks stopping along Rothsville Station Road to be loaded or unloaded. This proposed plan will take care of that situation. B. Harris mentioned speaking with Alan Martin (who showed concerns with the plan) two weeks ago. Martin indicated that he was comfortable with the plan. On a motion by K. Kauffman and seconded by J. Strathmeyer, the Board approved the requested waivers as delineated in ELA's February 1<sup>st</sup> letter as well as approval of the final land development plan for Cedar Run Construction.

**CONSIDER TIME EXTENSION REQUEST FOR 611 WATER EDGE ROAD SUBDIVISION PLAN:**

B. Harris mentioned that Diehm & Sons requested a time extension. They were originally intended to be on the January Planning Commission agenda, however, due to some right-of-way issues, the applicant decided to postpone until the February 28, 2024 Planning Commission meeting. This is a subdivision off of a large farm with Water Edge bisecting the farm. The applicant is proposing to create a separate lot on the southwest side of Water Edge measuring approximately 25 acres and then the remaining parent tract will be on the northeast side of Water Edge. Harris anticipates that this plan will be on the March Board of Supervisors meeting but based on the Diehm & Sons letter they are requesting a 90-day extension that would take them to May 7, 2024. On a motion by K. Kauffman and seconded by J. Tennis, the Board approved the time extension request for the 611 Water Edge Road Subdivision Plan.

**OWL HILL ROAD 30-DAY TIME EXTENSION:** B. Harris stated that the time extension for the subdivision ends today. Randy Hess has submitted an extension letter to us. The plans are here in the Township building. Tom Zug has been in to sign the plans and at some point K. Eshleman will have to come in and sign the plans. Harris stated he recommends, even though it is not shown on the agenda, the Board endorse the time extension with a ratification of the extension to be held on the February 21, 2024 meeting. Harris anticipates that the plans will be recorded by the 21<sup>st</sup> but for the purposes of the MPC we should address it. On a motion by J. Strathmeyer and seconded by K. Kauffman, the Board approved the Owl Hill Road 30-day time extension.

**CONSIDER AUTHORIZING THE REQUEST BY LITITZ SPORTSMAN’S ASSOCIATION TO HOLD THE KID’S FISH DAY ON 4/6/2024 FROM 6 A.M. – 2 P.M.:** B. Harris stated that the Lititz Sportsman’s Association is hosting their annual Kid’s Fish Day on April 6, 2024. They have submitted their events application along with the indemnification agreement.

**CONSIDER AUTHORIZING THE REQUEST BY LITITZ SPORTSMAN’S ASSOCIATION TO HOLD THE FAMILY FUN FISH DAY ON 5/26/2024 FROM 6 A.M. – 3 P.M.:** The application for the Family Fun Fish Day on May 26, 2024 has been submitted. This is an annual event for the Lititz Sportsman’s Association.

On a motion by J. Strathmeyer and seconded by K. Kauffman, the Board approved both the Kid’s Fish Day on April 6, 2024 from 6 a.m. to 2 p.m. and the Family Fun Fish Day on May 26, 2024 from 6 a.m. to 3 p.m.

**MUNICIPAL OFFICIALS BREAKFAST:** B. Harris noted that the breakfast is going to be held February 29, 2024 at 8:30 a.m. at the Eden Resort, 222 Eden Road, Lancaster in the Regency Room. Joe Marsicano is going to be doing a presentation on budget/municipal funding. Harris stated he will register those interested in going but he needs to know by Friday.

**LANCASTER AIRPORT AUTHORITY STAKEHOLDER MEETING:** B. Harris stated that the Airport Authority is doing something new for 2024. They are holding annual stakeholder meetings for all of their tenants. We rent land from the airport for our leaf and woody debris sight which is why we are included in the stakeholder meetings. Harris plans on attending the February 22<sup>nd</sup> meeting. The meetings will be held quarterly and if any board members wish to attend you are welcome to. Harris thinks as the Airport Authority continues to develop and because they have real estate holdings in our township that it would be good for him to be involved and he will keep the board updated.

**LrC WINTER NEWSLETTER:** Harris mentioned that the newsletter was included for the Board to review. He noted that the LrC is having their annual golf outing at Iron Valley in May. He will enter a foursome for the Board. It is being held Wednesday, May 29, 2024. If you wish to participate let him know.

**NEWPORT ROAD SPEED STUDY:** B. Harris stated that he has been working with Andy Kline from LAMS who had some concerns regarding the speed on Newport Road. The analyzer was out from December 20, 2023 to January 2, 2024. Harris noted that the speeds were pretty good based on the speed limit of 45 mph. Based on the study, it really doesn’t indicate all that much enforcement is needed in the area. Harris shared the information with Mr. Kline.

Harris noted that he has a meeting scheduled with Dana Clark to go over the Newport Road/Brunnerville Road intersection. Harris stated he wanted to get some clarification on a few items that were discussed at the last supervisors meeting. K. Kauffman noted that he spent some time with Clark at his property watching the intersection and looking at how he gets around which he felt was helpful.

On a motion by J. Strathmeyer and seconded by J. Tennis, the meeting was adjourned at 7:33 a.m.

Respectfully Submitted,

Brian Harris  
Township Manager