

WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
Warwick Township Municipal Office
September 6, 2017

Chairman W. Logan Myers, III convened the September 6, 2017 meeting of the Board of Supervisors at 7:00 a.m. In attendance were Supervisors Herbert Flosdorf, Michael Vigunas, Kenneth Eshleman, and C. David Kramer. Also in attendance were Daniel L. Zimmerman, Township Manager; Stephanie Newswanger, 180 W. Newport Road, Lititz; Priscilla Stoner and Susan Tennant representing the Lititz Public Library; John Schick from Rettew Associates; Alex Piehl from RGS Associates; Ted Cromleigh from Diehm & Sons; Caroline Hoffer from Barley Snyder; and David Wolgemuth from March Capital.

PRESENTATION: LITITZ PUBLIC LIBRARY: Susan Tennant thanked the Board for their continued monetary support of the library. Priscilla Stoner, a representative of the Board of Trustees of the library, also thanked the Board for their support which enables the library to provide the many programs that are offered to the public. Myers thanked both Tennant and Stoner for their partnership with the Township.

PSATS: Zimmerman pointed out one particular item of interest the Township is monitoring is the placement of towers and other auxiliary structures for cell and data industry. Zimmerman has sent a letter to both the Senate and the House Representatives regarding the Township's view of this Bill.

CONSIDER THE GLENN REIFF FINAL SUBDIVISION PLAN, PREPARED BY DIEHM & SONS, DATED 4/13/2017: Ted Cromleigh of Diehm & Sons presented the project to the Board on behalf of Glenn & Charlene Reiff. The Reiff's own a 103.59 acre farm located at 24 Picnic Woods Road. This plan was brought before the Board previously for a Conditional Use hearing. The Reiff's would like to split the farm into two farms. No new construction is proposed at this time. Sewage testing has been performed and approval has been obtained from DEP for an on-lot sewage disposal facility to be placed on the new lot being created by the subdivision. Lot 1 will contain the existing farm buildings and will comprise 53.75 acres and Lot 2 will comprise 50.79 acres.

The following three waivers are being requested:

1. Section 285-11.A.(1)-Plan Scale. The existing plan scale sheet is shown to be at a 200 scale in order to show the entire property and surrounding area on a single plan sheet.
2. Section 285-27.J.(3)-Improvement of existing streets. The farm is in the Ag Preserve therefore additional right-of-way cannot be added and this is a one-time subdivision.
3. Section 270- Stormwater management improvements. Requesting the deferment of stormwater improvements is being requested until anything is proposed on Lot 2.

On a motion by Flosdorf, seconded by Vigunas, the Board unanimously approved the Glenn Reiff Final Subdivision Plan, prepared by Diehm & Sons, dated 4/13/2017.

CONSIDER THE NOLT ENTERPRISES LOT ADD-ON PLAN, PREPARED BY DIEHM & SONS, DATED 7/10/2017: Ted Cromleigh of Diehm & Sons presented the project to the Board on behalf of Nolt Enterprises. The property is located at 1521 Brunnerville Road. There is a developed residential lot owned by Nolt Enterprises and an adjoining parcel owned by Neil and Jane Raymond. There will be an equal land swap between these two parcels. "Parcel A" will go to Nolt Enterprises and "Parcel B" will go to the Raymond's. The two parcels together equal 0.23 acres in size. This will result in a relocation of the access driveway that goes into the Raymond property which will eliminate the shared driveway aspect.

Zimmerman noted the shared driveway has been an ongoing issue between the property owned by Nolt Enterprises and the Raymond's between the two parties leading to the Lot Add-on plan.

On a motion by Eshleman, seconded by Kramer, the Board unanimously approved the Nolt Enterprises Lot Add-on Plan, prepared by Diehm & Sons, dated 7/10/2017.

CONSIDER REQUEST FOR PARTIAL RELEASE OF LETTER OF CREDIT FOR JEREMY FOX STORMWATER PROJECT: On a motion by Vigunas, seconded by Kramer, the Board unanimously approved the partial release of the Letter of Credit for the Jeremy Fox stormwater project in the amount of \$13,948.00.

CONSIDER SEWER MODULE FOR SINZ SUBDIVISION: Zimmerman noted the Board had seen this subdivision previously when it was before the Board for consideration for a Conditional Use. There is a six acre tract on the north side of Disston View Drive and 38 acres on the south side of Disston View Drive which are in the process of being preserved. The module is for a single family dwelling that will be built on the six acre tract. All development rights have been given up and 1.5-1.8 acres of the six acre tract have been preserved in a conservation easement

On a motion by Flosdorf, seconded by Vigunas, the Board unanimously approved the Sewer Module for the Sinz Subdivision.

DISCUSS SKETCH PLAN FOR MARCH CAPITAL LLC (ORRSTOWN BANK) SUBMITTED BY RGS ASSOCIATES, DATED 7/17/2017: Alex Piehl from RGS Associates presented the project to the Board. Also present were Phil Wolgemuth from March Capital LLC, John Schick from Rettew Associates and Caroline Hoffer from Barley Snyder. Piehl stated the project went before the Planning Commission in July and then again in August. The project would include consolidation of three existing lots with the removal of the existing houses and associated structures. The property is located in the Local Commercial District. The Conditional Use is needed for the drive-thru component of the bank.

The bank would be approximately 3,000 square feet with three drive-thru lanes. Access would be off of Woods Drive with parking along the rear. The western part of the site is being considered for apartment buildings. The Planning Commission wanted the bank pulled as close to Lititz Pike as possible. Therefore, the three parking spaces that were originally proposed in the front of the building were eliminated bringing the bank to approximately 55 feet from the existing right-of-way. Taking into account the proposed ultimate right-of-way line for W. Woods Drive would bring the distance down to 45 feet from the right-of-way line to the bank. This also reduced the setback from W. Woods Drive from 60 feet to 55 feet.

Piehl stated some the following variances would be needed for the drive-thru:

1. Section 340-66.A- Access must be gained from an arterial or collector road. A connection off of Lititz Pike is not feasible. Alternate access would be from W. Woods Drive.
2. Section 340.66.F- A drive-thru is not permitted within 200 feet of any residentially zoned land. Highlands is located to the west of the property and to the south it is zoned Rural Estate however is presently undeveloped. The closest residential building to the bank is located 380 feet away.

With regards to the apartment proposal, Piehl stated they would predominately be one bedroom with only a few two bedrooms. In the Local Commercial Zone there is not a residential provision so expansion of the existing nonconforming use would be needed. The current buildings are approximately 10,000 square feet in size. The proposed apartment building would be kept to less than 15, 000 square feet in size.

Schick reviewed the traffic study. He stated at this time the findings from the study indicated the expected traffic to be generated from the proposed bank will not create any adverse impacts to the adjacent roadway network. The study area included both E. and W. Woods Drive, Highlands Drive and 501. Flosdorf inquired if the plan moves forward to include the apartment building a traffic study will again need to be done and Schick replied this would most likely be the case.

There was a lengthy discussion on the traffic study and traffic in general in the area of the proposed bank.

This project will be brought before the Board as a formal hearing on September 20, 2017.

DISCUSS NEW OBJECTIVES UNDER DRAFT OF THE FORGE 2022 REGIONAL PLAN: Zimmerman reviewed some of the highlights from the Joint Strategic Plan with the Board. See attached packet.

CONSIDER REQUEST BY VENTURE LITITZ FOR 5K FUND RAISER ON 10/28/2017: On a motion by Eshleman, seconded by Flosdorf, the Board unanimously approved the request by Venture Lititz for a 5K Fund Raiser on 10/28/2017.

OTHER BUSINESS TO COME BEFORE THE BOARD: Vigunas commented that with the budget season approaching, he thinks the Board should consider increasing the per capita amount to the library with an approximately \$14,000 increase. Zimmerman stated he would get the library's audit so the Board could further examine where the money comes from.

A meeting will be set up between the Board Members and the Lititz Rec Center regarding grant applications both entities are applying for.

Kramer stated the library board has withdrawn its support of the Veterans Park.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:40 a.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager