

WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
Warwick Township Municipal Office
November 15, 2017

Chairman W. Logan Myers, III convened the November 15, 2017 meeting of the Board of Supervisors at 7:00 p.m. In attendance were Supervisors Herbert Flosdorf, Michael Vigunas, Kenneth Eshleman, and C. David Kramer. Also in attendance were Daniel L. Zimmerman, Township Manager; Tom Zorbaugh, Township Code and Zoning Enforcement Officer; Billy Clauser, Township Planner; Jason Minnich, Interim Public Works Superintendent; Chuck Haley with the ELA Group; Anne Wallace-DiGarbo, 303 S. Spruce St., Lititz; Matthew Hood from Team Ag; Eli Esh, 945 Disston View Drive, Lititz; and Brenda Barnes, 242 S. Spruce St., Lititz.

GUEST RECOGNITION: Anne Wallace-DiGarbo and Laurie Hess were present at last month's Board of Supervisors meeting in which they presented the Board with a Resolution on Redistricting Reform. They are here tonight to follow-up with the Board's response. Myers indicated the Board has a draft response which will be completed in the next few days. Both Anne and Laurie will receive copies of the response.

PUBLIC HEARING

CONDITIONAL USE HEARING FOR ELI G. ESH, 945 DISSTON VIEW DRIVE. APPLICATION PERTAINS TO SEEKING CONDITIONAL USE APPROVAL FOR UNDER ARTICLE 2, SECTION 340-11D(2) FARM RELATED BUSINESSES WITHIN THE AGRICULTURAL ZONED DISTRICT. THE APPLICANT PROVIDES MASONRY AND CONCRETE WORK FOR AGRICULTURAL BUILDINGS. THE APPLICANT IS PROPOSING A 54' X 120' BUILDING FOR THE STORAGE OF EQUIPMENT AND SUPPLIES TO OPERATE THE BUSINESS: Myers reviewed the procedure for a Public Hearing. Eli Esh, Matthew Hood from Team Ag, and Tom Zorbaugh were all sworn in. Esh stated his business involves masonry and concrete for agriculture buildings, mostly dairy farms. He would like to build a 54' x 120' structure to house his equipment used in the business. Eli's farm consists of 28 acres of mainly pasture. The operation of the business itself takes place offsite. There are seven employees who come together in two vehicles in the morning, load the trucks for that day's work, leave, and arrive back at the end of the day to unload the trucks and then leave for the day. Deliveries are minimal and include concrete, rebar, and wiring. All the storage for these materials would be inside the building. Zimmerman inquired of Esh how early the employees arrive for work in the morning and what time they return in the evening. Esh replied the employees arrive between 5:30-5:45 a.m. and on some occasions 4:00 a.m. and in the evening they can arrive back anywhere from 7:00 p.m. to 8:00 p.m.

Zimmerman inquired of Esh if eight employees are the maximum number he will have or does he anticipate this number to increase. Esh stated the company is young, only three-years-old, however he anticipates the maximum number of employees to be no more than 12. Flosdorf was concerned that if the number of employees increased this would then become a commercial business and the use would then change. Myers inquired if Esh was agreeable to the Board putting a condition in their ruling regarding the number of employees allowed. Esh understood and had no issue with this.

Zorbaugh stated he had recommended to Esh he apply under a farm related business due to the fact that his primary business is for farm related business use. This also allows for the Board to place parameters as they feel are warranted.

Matthew Hood from Team Ag then reviewed the plan itself. He stated the lot coverage is just under 4%. A storm water plan will be submitted. One comment from the Planning Commission was to make sure the trucks can get through the driveway turnaround so this adjustment was made. Flosdorf inquired if there will be a need for water supply in the building. Esh replied this is likely. This brought up about where the water is going to be drained. Hood stated if Esh decides to have a water supply in the building, the Land Development Plans will identify how the water will be handled for disposal.

Zorbaugh noted 24 feet is the maximum for a driveway. In addition, only two driveways are allowed per property and this property already has three with a fourth to be added. Zimmerman inquired of Esh if all the existing driveways needed to remain or if one of the current access points can be transferred. Esh stated the access point on the far left of the house will be eliminated. Zimmerman stated this would then allow an access point to be relocated.

On a motion by Vigunas, seconded by Kramer, the Board unanimously voted to close the hearing.

ANNUAL MS4 REPORT: Clauser stated he would review some of the accomplishments from this year and some of the goals for 2018. This was the 15th year for the annual Stream Clean-up day. There were nine different sites with approximately 160 volunteers, and 1.21 tons of trash collected. 2017 marked the 20th year for Watershed Day.

This is the fourth year the Township has been doing the monthly stream monitoring that the LRWA and the Township partner on. The Township monthly program is done by Clauser and volunteer Don Gallagher however the stream monitoring program itself has been going on since October of 1996 by the Lancaster County Conservation District. The monthly data collected by Clauser and Gallagher is coordinated with the data from the monitoring program done through the Lancaster County Conservation District.

Clauser stated LandStudies and the Clean Water Consortium partnered with the Township to create a Homeowners BMP Guide. The guide has pictures and identification of some maintenance responsibilities every homeowner should be aware of if they have a BMP on their property. The guide will be handed out to HOA's as well as to new construction projects.

Clauser stated all of the Township outfalls have been located and mapped. The Township's Notice of Intent was submitted for the joint MS 4 permit along with the TMDL and Pollution Reduction Plan (PRD). Clauser the DEP inspection completed at the end of September went well.

Also in September the retrofit of the Santo Domingo water quality facility at the Linear Park was done. This included sediment removal, regrading, and new pipe placement all done by the Public Works Staff. LRWA members, an Eagle Scout and approximately 35 volunteers planted 3,200 plants to complete the project.

Some of the goals for 2018 include meeting with all the HOA's to review their BMP's and to come up with a schedule on how they should be maintained. Clauser stated the base mapping will be continued. All the data has been collected it now just needs to be verified and placed on the map. In addition, getting the verification from homeowners who have a BMP that they have submitted their annual inspections needs to be done.

APPROVAL OF MINUTES: On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved the October 4, 2017 and October 18, 2017 minutes as submitted.

TREASURER'S REPORT: On a motion by Flosdorf, seconded by Vigunas, the Board unanimously approved the Treasurer's Report as submitted.

PAYMENT OF BILLS: On a motion by Eshleman, seconded by Vigunas, the Board unanimously approved the Payment of Bills as submitted.

MANAGER'S REPORT: 501 Project: Zimmerman stated the Township has a meeting with the contractor on Thursday, November 16th to get a status update.

Joint Meeting: The Township hosts the meeting tomorrow, November 16th. There are three major topics to be discussed: 1. The schedule for adoption of the Strategic Plan. 2. Discussion with the School on their feasibility study. 3. Update on the Lititz Springs Pool renovation Project.

Benefit: Zimmerman stated he is in the course of finishing out the process for benefits from Dean Saylor's passing. In order for this to be completed the Board needs to make a final motion. Vigunas therefore made the following motion: The Board of Supervisors authorizes the appropriate Township officials to execute such forms and other documents as may be necessary to provide Linda A. Nolt Saylor, the surviving spouse of Dean L. Saylor, with the benefits which the Board intended Dean to receive for his years of dedicated service to Warwick Township. To the extent any such forms and documents have been previously executed, the Board ratifies and confirms the execution of those forms and documents and any action taken in connection therewith. This motion was seconded by Kramer.

Strategic Plan: The topic for the meeting on Thursday, November 16th will be determining the schedule for the completion of the maps. Clauser stated they are anticipated to be completed by December 22, 2017 with adoption of the plan being in March or April of 2018.

TAX COLLECTOR'S REPORT: See attached report.

PUBLIC WORKS REPORT: Minnich stated work is finishing up at the Lions Park to get ready for inspection. Base repair and leveling is anticipated to be completed by Christmas. The trucks are ready for winter. Zimmerman stated the portion of the trail from Picnic Woods Road to Meadow Valley Road has been completed and is opened to the public.

POLICE DEPARTMENT REPORT: See attached report.

ZONING OFFICER'S REPORT: See attached report.

WESC/EMC REPORT: See attached report. Zimmerman stated Rothsville's 100th Year Anniversary Celebration went well.

ROTHSVILLE FIRE COMPANY: See attached report.

PSATS: See attached report.

MIDDLE CREEK CHURCH OF THE BRETHREN: See letter thanking the Township for their gift in memory of Dean Saylor.

LANCASTER COUNTY PRESERVE BOARD: Zimmerman stated Wenger and Sinz are two Ag preservation projects that are going to be completed prior to December 31, 2017.

CONSIDER THE PARTIAL RELEASE OF LETTER OF CREDIT FOR ROCK LITITZ HOTEL PROJECT: On a motion by Flosdorf, seconded by Eshleman, the Board unanimously approved the partial release of Letter of Credit for the Rock Lititz Hotel Project in the amount of \$333,061.00 as per the ELA letter dated November 9, 2017.

CONSIDER PARTIAL RELEASE OF LETTER OF CREDIT FOR VICTORY CHURCH PROJECT: On a motion by Flosdorf, seconded by Eshleman, the Board unanimously approved the partial release of Letter of Credit for the Victory Church Project in the amount of \$61,354.70 as per the ELA letter dated November 7, 2017.

CONSIDER PARTIAL RELEASE OF LETTER OF CREDIT FOR LISTRAK PROJECT: On a motion by Flosdorf, seconded by Eshleman, the Board unanimously approved the partial release of Letter of Credit for the Listrak Project in the amount of \$680,783.83 as per the ELA letter dated November 10, 2017.

CONSIDER PARTIAL RELEASE OF LETTER OF CREDIT FOR THE WHITMER PROJECT: On a motion by Flosdorf, seconded by Eshleman, the Board unanimously approved the partial release of Letter of Credit for the Whitmer Project in the amount of \$4,422.00 as per the ELA letter dated November 10, 2017.

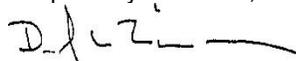
CONSIDERATION ON THE DRAFT OF THE 2018 BUDGET: Zimmerman stated the Board had a budget meeting prior to tonight's Supervisors meeting. The proposal for 2018 is for a balanced budget and will meet the criteria for the new assessment. It does however, impact the new assessment evaluation in which the millage rate will be modified. Overall the reassessment added approximately 460 million in reevaluation which includes new construction as well as existing structures.

AUTHORIZE ADVERTISEMENT OF THE 2018 BUDGET: On a motion by Vigunas, seconded by Kramer, the Board unanimously approved advertisement of the 2018 budget.

DISCUSSION ON THE PROHIBITION OF MINI CASINOS WITHIN THE TOWNSHIP: Zimmerman stated the Township was recently made aware of mini casinos in PA as part of the state budget adoption. As part of the budget every municipality is required to respond by December 31st as to whether or not your Township wants to be considered as a site for a mini casino. There is only one chance to opt out however the Township can opt back in at any time. At this time the Township does not want to be considered as a site for a mini casino.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:13 p.m.

Respectfully submitted,



Daniel L. Zimmerman
Township Manager