

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

Chairman W. Logan Myers, III convened the December 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 Kevin Varner from Diehm & Sons; John Roach 2 Laurie Lane, Lititz; Craig Hasson 952 Log Cabin Road, Leola; Billy Clauser, Warwick Township Planner; Chuck Haley from ELA; and Laura Knowles from the Lititz Record.

LANCASTER COUNTY DA: See attached report.

LITITZ REC CENTER FINANCIALS: See attached report. Flosdorf inquired where things stand with the pool. Zimmerman stated the Rec was able to get listed on the Appropriations Bill for the state to apply for potential money. There are two proposals. If the Rec were able to get enough money through the fund drive and can match this amount with a grant or low interest loan from CFA they will go with a more elaborate design. If enough money is not collected through the fund drive then a basic renovation design is all that will be done. It is Zimmerman's understanding that the fund drive will start next year to gauge the public's support.

CONSIDER THE JOAN R. SINZ FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, PREPARED BY DIEHM & SONS, DATED 7/10/2017: Kevin Varner from Diehm & Sons was present to review the plan with the Board. Varner stated this plan had been before the Board previously at a Conditional Use hearing. The property is located at 970 Disston View Drive and consists of 45 acres. The proposal is to subdivide the tract using Disston View Drive as the dividing line and create a new single family lot with a dwelling and a detached garage with an apartment above it on the north side of the tract. The remaining land is going to be preserved. When talking with the Lancaster County Ag Board and the Township Staff, the legal description will read that Disston View Drive will be given to the Township to the right-of-way line and when it goes into Preservation Disston View Drive will be maintained with a 25 foot off the center line right-of-way all the way down to the dead end. Flosdorf inquired if this portion of Disston View Drive was going to be improved with this project. Zimmerman stated only for sight distance at the driveway. Flosdorf inquired if the Township should require the section be improved in front of this property. Zimmerman stated historically the Board has waived this requirement for road improvements for agricultural subdivisions. Flosdorf then inquired if something should be put in the deed that the property owner recognizes that this road is not going to be maintained to residential standards; that it is going to be kept as a "farm lane" for any future owners. It was agreed upon with Varner that this information would be recorded on the deed. The storm water will be handled through infiltration trenches.

Varner reviewed the three requested waivers:

-Section 285-27.J.(3)- Improvement of Existing Streets- See above.

-Section 285-7.C- Requirement to provide a preliminary plan- The Applicant would like to submit this project directly as a final plan.

-Section 270-32.A.(c)- Loading ration's for infiltration trench- The Applicant is requesting a modification to exceed the 8:1 total and 5:1 impervious area.

On a motion by Vigunas, seconded by Flosdorf, the Board unanimously approved the following waivers: Section 285-27.J.(3), Section 285-7.C; and Section 270-32.A.(c) as outlined in the October 30, 2017 letter as well as approving the plan as a Final Plan.

CONSIDER THE PARTIAL RELEASE OF LETTER OF CREDIT FOR SNAVELY MILL ROAD LOT- HASSON: On a motion by Kramer, seconded by Eshleman, the Board unanimously approved the partial release of Letter of Credit for Snavely Mill Road Lot as outlined in the ELA letter dated December 1, 2017.

CONSIDER SKETCH PLAN FOR 2058 MAIN STREET, PREPARED BY DIEHM & SONS, DATED 10/31/2017: Craig Hasson reviewed the plan with the Board. Hasson stated this is a one acre lot served by public water and sewer. The rear of the property borders the Lions Park. The proposal is to move the barn located at the back of the lot and create a new single family home. Zimmerman stated the zoning along Main Street in Rothsville is Mixed Use. This particular property needs a lot of improvements. There were mixed opinions among the Planning Commission members about the best plan for this lot. There was the opinion if you grant a flag lot in the Mixed Use, which is not allowed, then it is setting a precedence to have to grant more. Another thought was to provide under a special exception approval of apartments. There is a provision under Mixed Use that allows for one more additional apartment within the same structure. There was some discussion by the Planning Commission to possibly allow a variance for the expansion to allow three or four apartments in the existing structure with parking to the rear. Flosdorf stated the best value for the community would be a second single family lot. The rest of the Board was in agreement. However, since there is no hardship, this would probably not be approved at a Zoning Hearing Board. Flosdorf inquired if there was another way to be able to get this project approved through the Zoning Hearing Board. Zimmerman stated a text amendment to the ordinance would have to be made to provide or to make an additional provision in the Mixed Use Zone that this plan meets all the criteria for a flag lot. Zorbaugh stated Hasson could restore the existing house and get approval for a two unit apartment while the process for the back lot is taking place. The Township will look into preparing this as a text amendment.

CONSIDER DRAFT OF CONDITIONS FOR THE ELI ESH CONDITIONAL USE DECISION: Zimmerman stated this is just a draft of the conditions discussed with Mr. Esh for the Board to review prior to sending to Mr. Esh. One condition the Board had was with the number of vehicles that would be coming and going. Mr. Esh does have other employees who are mainly Amish and arrive in a van together. Down the road this could change and there could end up being more vehicles. The parameters of how many vehicles are allowed for the employees must be upheld. Kramer stated considering Esh's business as Ag related is a bit of a stretch as he could potentially use his materials for jobs other than in the Ag industry. Flosdorf then inquired if in the Conditional Use Decision there should be a condition that a certain percentage of his business must be farm related. Zimmerman stated this could be done however it would be difficult to regulate. Flosdorf then suggested Esh could supply the Board with an annual summary to include what jobs he performed that year and the number of employees. The Board also would like the condition regarding the storage of equipment and supplies to be reworded to indicate these items must all be stored inside the building. Along with this Flosdorf indicated the condition should also state the building is strictly for storage not for anything else. These changes will be made to the Conditional Use and then sent to Esh for his review.

CONSIDER A 90 DAY TIME EXTENSION FOR UNITED ZION RETIREMENT HOME FINAL LAND DEVELOPMENT PLAN: On a motion by Eshleman, seconded by Flosdorf, the Board unanimously approved a 90 day time extension for United Zion Retirement Home Final Land Development Plan.

CONSIDER RESOLUTION 12-06-17-01 PROHIBITING THE CREATION OF A CATEGORY 4 LICENSED FACILITY (MINI CASINOS) WITHIN THE TOWNSHIP: On a motion by Vigunas, seconded by Kramer, the Board unanimously approved Resolution 12-06-17-01 prohibiting the creation of a category 4 licensed facility (mini casinos) within the Township.

CONSIDER RESOLUTION 12-06-17-02 TO AUTHORIZE ACQUISITION OF TDR'S FOR PROPERTY OWNED BY JAY AND KATHLEEN WENGER: Zimmerman stated this is a 15 acre piece of land that will be added to 80+ acres that have already been preserved on this farm. This is scheduled to be done this month.

On a motion by Kramer, seconded by Flosdorf, the Board unanimously approved Resolution 12-06-17-02 to authorize the acquisition of TDR's for property owned by Jay and Kathleen Wenger.

CONSIDER RESOLUTION 12-06-17-03 TO AMEND THE 2017 FISCAL BUDGET: Zimmerman stated during budget prep the use of unexpected surplus realty transfer revenue monies can be transferred out of cash balance to amend the budget and allow for allocation of additional monies into the capital reserve fund, the fire equipment fund and the storm water fund.

On a motion by Eshleman, seconded by Vigunas, the Board unanimously approved Resolution 12-06-17-03 to amend the 2017 Fiscal Budget.

CONSIDER ADOPTION OF 2018 HOLIDAY SCHEDULE: On a motion by Vigunas, seconded by Eshleman, the Board unanimously approved adoption of the 2018 Holiday Schedule.

CONSIDER ADOPTION OF THE 2018 MEETING SCHEDULE: On a motion by Vigunas, seconded by Eshleman, the Board unanimously approved the adoption of the 2018 Meeting Schedule.

EXECUTIVE SESSION: The Board went into an executive session to discuss personnel issues.

ADJOURNMENT: Upon returning from executive session, with no other business to come before the Board, the meeting was adjourned at 8:35 a.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager