

WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
Warwick Township Municipal Building
November 7, 2018

W. Logan Myers, III convened the November 7, 2018 Warwick Township Board of Supervisors meeting at 7:00 a.m. In attendance were Supervisors Logan Myers, Kenneth Eshleman, Herbert Flosdorf, Michael Vignas, and Andrew Spade. Also in attendance were Daniel L. Zimmerman, Township Manager; Patrick Barrett, Assistant Township Manager; Shawn Loose and Grant Hummer from ELA Group, Inc.; Billy Clauser, Township Planner; Richard Wilcox 786 Rothsville Road, Lititz; David King, 60 S. Groffdale Road, Leola; Chris Sarno, 1340 Country Club Dr., Lancaster; Michelle Bingham, 603 Woodcrest Avenue, Lititz; and John Banta, Broman, MT.

Prior to the start of the meeting, Myers asked for a moment of silence in honor of the students who lost their lives in a car accident on October 26th.

PSATS BULLETIN: The Board reviewed the September/October Bulletin. D. Zimmerman noted the Small Cell Wireless Order article and stated the Township's Wireless Ordinance will be presented to the Board at the November 19th meeting.

LANCASTER COUNTY DA: The Board reviewed the Drug Task Force Report for the 3rd Quarter of Year 2018.

ROTHSVILLE FIRE COMPANY: The Board reviewed the September 2018 report provided.

CONSIDER REQUEST BY DAVID KING AT 3 NORTH HECK ROAD: D. Zimmerman gave the Board some background information. This is in regards to the John Banta Tract and John Banta is present today. There is the potential of a sale and change of ownership. D. Zimmerman stated J. Banta had started a Conditional Use Application in 2003 for another residential unit on the property. The property is zoned agricultural and is approximately 39 acres in size. The Township had vacated a portion of Heck Road in the past. There has been much deliberation regarding access however sight distance has always been an issue. Mr. King is potentially looking at the property and has a desire to not use the existing home but to construct a new home. On options for the roadway and access, the Township met with Mr. King and two options were discussed. One option would be for Mr. King to accept liability as there would not be the required sight distance. If the circumstances are changed by constructing a new home, this eliminates the need to remove the existing house. The second option would be to remove the existing house which would meet the criteria for an HOP for a driveway for PennDOT and then there would not be an access issue. Mr. King had some concerns about accepting liability. The Township Staff recommends some conditions that would be required prior to issuing a building permit as well as some conditions prior to issuing a certificate of occupancy.

The conditions that would need to be met prior to issuing a building permit are:

1. Stormwater management plan approval.
2. On-site septic permit.
3. Provide evidence of a potable source of water.
4. Conservation easement.
5. Completion of Historic Resource Form.

H. Flisdorf inquired how much of the land is farmable. D. King stated approximately 14-15 acres. H. Flisdorf inquired if the intent of Mr. King was to farm the land. D. King stated the land is currently enrolled in the CREP Conservation Program and that will stay as is. A section might be removed for the building envelope. There is 13 acres of meadow that is enrolled in a Warm Seasoned Grass Program and when this expires in five years he might grow some small scale produce. There are nine acres enrolled in the CREP Program along the stream which he will re-enroll in the program as long as it is available.

The conditions that would need to be met prior to issuing a building permit are:

1. Removal of existing home.
2. Storm water facility inspection & approval.
3. Septic system inspection & approval.
4. Acquire Highway Occupancy Permit (HOP) from PennDOT.

A lengthy discussion amongst the Board as well as with D. King was held on whether or not an HOP should be required. Mr. King was concerned not having an HOP would allow Mr. Pfautz, or any future owner to bypass acknowledging a shared name on the driveway. The Board inquired of D. King whether or not it would be acceptable for the Board to give an advisory condition on the HOP. D. King stated he is willing to continue with traffic studies and will look into to see if it is at all possible to obtain an HOP permit. D. King stated the HOP is the only deal breaker at this point; all other items can be met.

Knowing having an HOP is the ultimate protection against liability towards D. King and the Township, the Board recommended that the HOP from PennDOT be advisory not a condition to obtain a Certificate of Occupancy. In addition, a future access easement must be shown on the Land Development Plan. With these changes noted, on a motion by H. Flisdorf, seconded by A. Spade, the Board unanimously approved the request by David King at 3 North Heck Road.

REVIEW OF DESIGN FOR INTERSECTION OF CLAY ROAD AND ROTHSVILLE ROAD-FUTURE 6TH STREET

INTERSECTION: D. Zimmerman gave a status report on the project. The Township has been working on the project for two and a half years. State funding has been provided under the Multimodal Transportation Act. There are two parts to the project, the extension of 6th Street and the two roundabouts, one at Rothsville Road and Clay Road and 6th Street and Woodcrest Avenue as part of the Moravian Manor project. D. Zimmerman stated the Township's intention is to meet with all the affected property owners relating to Clay Road and Rothsville Road after completing all the PennDOT criteria. DEP is involved with the intersection at 6th Street, Clay Road and Rothsville Road due to the flood plain and the bridge. D. Zimmerman stated the Township will recommend if the aesthetics for the design of the roundabout for 6th Street, Clay Road and Rothsville Road is approved by the Board, he will recommend the same design be considered for 6th Street and Woodcrest Avenue. The maintenance for the roundabouts could fall to the municipalities. Because both Rothsville Road and Woodcrest Avenue are state roads, PennDOT requirements must be met so sidewalks will be required on all four sides of the roundabouts.

D. Zimmerman stated functionality and the need to accommodate all types of transportation were taken into consideration when designing the roundabout. The Township thought the use of colored concrete which can have a herring bone design, be utilized and coordinate this between the divider islands and the circle. Due to the fact that rock is more than likely going to be found, there is the potential for the need for a retainer wall. The aesthetics of this retainer wall could be tied in with the roundabout. The interior of the roundabout will contain three trees that will reach a height of 18-20 feet with surrounding native plants in cascading height. All low maintenance plants will be utilized. There will also be a half wall approximately 30 inches tall and would match the retaining wall. H. Flisdorf questioned why this wall did not go the whole way around. D. Zimmerman stated it is a landscaping wall and could go all the way around if the Board desired it to do so. The lanes of traffic around the roundabout will be able to accommodate all size traffic however there is a backup plan on an additional area that can be utilized as an additional area if needed which is standard and would be constructed of regular white concrete. Lighting is still in the discussion phase.

November 7, 2018

L. Myers inquired if PennDOT was ok with the Township doing the landscaping on a state road. D. Zimmerman stated yes as the Township will be responsible for the maintenance. There will be a separate maintenance agreement as part of the HOP and the Township will accept all of the stormwater maintenance. Overall the Board liked the design.

Mr. Brandt inquired when work on the project was anticipated to begin. D. Zimmerman stated the Township's goal was to start the project in 2019. H. Flosdorf inquired what the detour route would be. D. Zimmerman stated the road will not be closed during construction. H. Flosdorf inquired if it would be worth looking into the possibility of having a detour to cut construction time, the liability factor and cost. D. Zimmerman stated it would force a lot of traffic onto other Township roads, mainly Oak Street, as well as roads in Clay Township and Lititz Borough. However, a potential detour plan will be looked into and evaluated for cost benefit.

D. Zimmerman stated the Township will pursue with GMS the possibility of increasing the grant share.

EXECUTIVE SESSION: The Board went into an executive session at 8:30 a.m. to discuss personnel issues.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:45 a.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager