

WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
Warwick Township Municipal Building
December 5, 2018

W. Logan Myers, III convened the December 5, 2018 Warwick Township Board of Supervisors meeting at 7:00 a.m. In attendance were Supervisors Kenneth Eshleman, Herbert Flosdorf, Logan Myers, Michael Vigunas, and Andrew Spade. Also in attendance were Daniel Zimmerman, Township Manager; Patrick Barrett, Assistant Township Manager; Chuck Haley and Grant Hummer from ELA Group; Steve Gergely from Harbor Engineering; Megan Spatz from Leadership Lancaster; Brian Donmoyer, Warwick Township; and Laura Knowles from the Lititz Record Express.

LANCASTER COUNTY DA: The Board reviewed the report dated November 19, 2018 regarding funding for the Drug Task Force.

CONSIDER REQUEST FOR A TIME EXTENSION TO RECORD PLAN FOR SHEETZ WARWICK STORE 237: On a motion by H. Flosdorf, seconded by A. Spade, the Board unanimously approved the request for a time extension to record the plan for Sheetz Warwick Store 237.

CONSIDER REQUEST FOR A TIME EXTENSION TO RECORD PLAN FOR MOOVE IN, 931 LITITZ PIKE: On a motion by K. Eshleman, seconded by H. Flosdorf, the Board unanimously approved the request for a time extension to record the plan for Moove In, 931 Lititz Pike.

CONSIDER SKETCH PLAN SUBMITTED FOR TRACT ON W. WOODS DRIVE: Steve Gergely with Harbor Engineering was present to review the plan with the Board. The tract consists of four acres and is located across the street from the TOA development on W. Woods Drive. The tract is zoned R1 and is sparsely wooded with some pockets of wetlands. There are some space limitations so in order to get some reasonable density the plan shows one private street with seven single family lots. Stormwater would be managed with on-lot controls with subsurface seepage pits, a small basin and some stormwater facilities on the street. Water and sewer would need to be extended approximately 500 feet to get them to the property line.

The following waivers would be needed for this plan:

Section 285-27.B- Private Street Standards: to allow a cartway width of 22 feet, a right-of-way width of 40 feet, and a "T" style turnaround in lieu of a cul-de-sac bulb.

Section 285-29.D.6- Reverse Frontage Lots: to allow Lots 5, 6, and 7 to not be required to have a 75 foot yard setback for reverse frontage lots.

Section 285-28.C.1- Curbs: to not provide curbs along the private street nor along West Woods Drive.

Section 285-27.J- Improvements to Existing Streets: waiver of improvements to West Woods Drive with the exception of grading and drainage improvements to facilitate safe stopping distance line of sight for the proposed private street as well as appropriate roadside drainage.

H. Florsdorf inquired if there had been any discussion on having the two existing driveways to the east to be included as a single point of access. By using the same entrance it would eliminate the sight distance issue that currently exists. S. Gergely stated he has not talked with the homeowners regarding this.

H. Florsdorf questioned if it wouldn't make more sense to request a waiver for the setback on the properties located on the north side where there are woods behind the lots as compared to waiving the setback right up against the through street. S. Gergely stated this could be looked at to see if it were possible to achieve and still retain the four lots across the back.

D. Zimmerman inquired if S. Gergely felt confident the 10% maximum grade can be met on the access drive. S. Gergely stated he did not know at this time, this will have to be looked at.

D. Zimmerman mentioned one comment the Township Staff made was there was not any parking provided for guests with this plan. With the street being only 22 feet there is no room for parking. As with some other developments where side streets provided additional parking, that is not the case with this particular development. D. Zimmerman stated the streets could potentially be 20 feet and provide an 8 foot parking lane on one side to meet the standard which is what is required by the ordinance. Another issue is can the 10% max grading be met. D. Zimmerman questioned S. Gergely if the sight visibility is met at this point or will additional grading be required along the roadside. S. Gergely stated as it is now the grading will just be met and with the grading it will be easily met. D. Zimmerman also inquired if 15% of the mature trees were going to be saved. S. Gergely stated with the extension of the water and sewer and the street right-of-way, there will be removal of some of the mature trees requiring some replanting to be done.

L. Myers inquired for maintenance in the future if an HOA was being considered. S. Gergely stated there would be either an HOA or there would be a private street agreement.

S. Gergely thanked the Board for their feedback on this project and will see if any of the comments can be implemented into the plan.

DISCUSSION ON REVISIONS TO THE DRAFT OF THE 2019 FISCAL BUDGET: D. Zimmerman stated the Board had reviewed the first draft of the 2019 Fiscal Budget and at that time a projected cash balance off set was \$124,000.00. A request was made to see if there was a possibility of balancing the budget. The Board has before them a revised draft of the 2019 Fiscal Budget. With the revisions Staff now projects \$16,000.00 more in revenue from interest, EIT and Transfer Taxes. Expenditures were able to be reduced by approximately \$110,000.00. \$25,000.00 was taken out for the rec piece and it was bought this year (piece of playground equipment for the Municipal Campus). An additional \$25,000.00 was taken out and placed under stormwater/MS4 and frontloaded some contributions this year. With these revisions the end result is a projected balanced budget with a \$3,000.00 surplus.

CONSIDER RESOLUTION 12-5-18-01 AMENDING THE 2018 BUDGET: On a motion by H. Florsdorf, seconded by K. Eshleman, with the correction of the spelling error in the fifth paragraph, the Board unanimously approved Resolution 12-5-18-01 amending the 2018 Budget.

CONSIDER DRAFT OF RESOLUTION PROVIDING FOR CRITERIA FOR THE EMERGENCY VOLUNTEER SERVICE CREDIT PROGRAM: D. Zimmerman stated this is a related budget item as the Board wanted to provide relief of up to 20% for emergency service providers. Lititz Borough and Elizabeth Township are also implementing this. The Board was in agreement with the draft and had no concerns or questions.

CONSIDER FINAL 2019 HOLIDAY SCHEDULE: The Board reviewed the schedule.

DISCUSSION ON MODIFICATION OF THE PROPOSED AMENDMENT ORDINANCE REGULATING COMMUNICATION TOWERS AND ANTENNAS: D. Zimmerman stated some clarification was requested from the

Board on the draft form of the ordinance reviewed at the last meeting. After speaking with the solicitor, the recommended changes are outlined for the Board to review tonight and are as follows:

1. The Ordinance now permits communication antennas in all zoning districts subject to the restrictions and conditions prescribed in Section 340-63.B(1) Ordinance.
2. Exception language will be added to the proposed ordinance to allow such installations by Conditional Use subject to the approval of the owners of the development or the HOA responsible for those lands.
3. The definition between small pole type structures compared to a large tower will be updated.
4. The Warwick Township Zoning Ordinance prohibits communication antennas, towers or equipment being installed with a public ROW or private ROW where utility facilities serving lots abutting such street are located underground. In the case of a private ROW, exception language will be added to state that in areas where all utilities are underground and no available support structures exist new poles are permitted in private ROW's subject to approval by the owner.
5. The misspelling on page one has been corrected.

A final draft will be brought before the Board again on December 19, 2018. If the Board is happy with the changes, the Ordinance will go through the County Planning Commission to start the process again.

EXECUTIVE SESSION: The Board went into an executive session at 7:45 a.m. to discuss personnel issues.

ADJOURNMENT: After returning from the executive session, with no other business to come before the Board the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager