

WARWICK TOWNSHIP BOARD OF SUPERVISORS
Warwick Township Municipal Building
January 16, 2019

W. Logan Myers, III convened the January 16, 2019 Warwick Township Board of Supervisors meeting at 7:00 p.m. In attendance were Supervisors Logan Myers, Kenneth Eshleman, and Michael Vigunas. Absent were Supervisors Herbert Flosdorf and Andrew Spade. Also in attendance were Daniel L. Zimmerman, Township Manager; Patrick Barrett, Assistant Township Manager; Tom Zorbaugh, Zoning Officer; Jason Minnich, Public Works Superintendent; Joyce Gerhart from RGS Associates; Chuck Haley from ELA Group; Laura Knowles representing the Lititz Record; and Joel Lingenfelter from LEFC.

APPROVAL OF MINUTES: On a motion by M. Vigunas, seconded by K. Eshleman, the Board unanimously approved the December 5, 2018 and December 19, 2018 minutes as submitted.

TREASURER'S REPORT: On a motion by M. Vigunas, seconded by K. Eshleman, the Board unanimously approved the Treasurer's report as submitted.

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

MANAGER'S REPORT: Rothsville Corridor: D. Zimmerman stated the microwave detection systems are all installed and were approved by PennDOT.

Roundabout Safety: The Board reviewed the attached article on safety data regarding roundabouts.

Fee Resolution: A draft will be provided to the Board at the February 6th meeting.

WERT- Bridge rehab project: All final inspections were completed and closed out with DCNR. The Township has filed for the final reimbursements.

Strategic Plan: The Coordinating Committee meets here at the Township on January 17th at 7:30 a.m. D. Ober will present the results of the Feasibility Study.

TAX COLLECTOR'S REPORT: On a motion by K. Eshleman, seconded by M. Vigunas, the Board unanimously approved the Tax Collector's Report as submitted.

PUBLIC WORKS REPORT: J. Minnich stated base repair and prep work as well as crack sealing for 2019 road projects was completed.

The old playground equipment at the Municipal Campus was removed and the area was staked out for placement of the new equipment. A better base was established and weather permitting when the new piece arrives it will be installed. The impact surface will be applied this summer.

The Rail Trail is finished and open to the public.

POLICE DEPARTMENT REPORT: The Board reviewed the report provided by Chief Steffen. K. Eshleman brought to the Board's attention the grant came through for the body cameras. D. Zimmerman added that the NLCRPD and Lancaster City were the only two police departments in Lancaster County to receive this grant.

ZONING OFFICER'S REPORT: T. Zorbaugh stated there was a meeting in December that included four cases. L. Myers had a question regarding the hearing on the Banta Tract. He questioned the denial of the requested eight spaces for parking. T. Zorbaugh stated this was brought in at the last minute and since the Applicant did not know what the use of the Mill was going to be, the Board did not want to grant the parking. If down the road a use for the Mill is decided, they will come before the Board again for approval.

WESC/EMC REPORT: The Board reviewed D. Ober's report. D. Zimmerman reported at Monday evening's WESC meeting the final review was done with the consultant on the feasibility study.

LITITZ LIBRARY: The Board reviewed the letter thanking the Township for their 4th Quarter monetary donation.

LITITZ REC CENTER: The Board reviewed the letter thanking the Township for their 4th Quarter monetary donation.

SENATOR AUMENT: The Board reviewed the letter of invitation to the Municipality Administrators.

ROTHSVILLE FIRE COMPANY: The Board reviewed the November 2018 incident report.

CONSIDER THE SKETCH PLAN FOR THE SEIGRIST TRACT-CORRIDOR MASTER PLAN, PREPARED BY RGS ASSOCIATES, DATED 12/7/2018: Joyce Gerhart from RGS Associates was present to review the plan with the Board. J. Gerhart stated the Board has seen this plan previously. Recently, Lee Moyer has entered into a sales agreement with Wayne Seigrist for the farm tract. The Sketch Plan shown tonight proposes 88 units, 50 single family and 48 duplexes. There is also a plan the Board will see soon for the expansion of Lancaster Evangelical Free Church as well showing access from Lititz Reserve to 6th Street. Lititz Reserve has entered into an agreement with LEFC as well as Mr. Brandt, to provide the connection to 6th Street. Tonight J. Gerhart would like to discuss the whole master plan, how it all works together, and what is needed to accomplish that.

D. Zimmerman stated one point needing to be discussed would be the second access point at Lititz Reserve, named Azalea Way, and whether or not is needed. There was a proposal under the preliminary plan to come out with a one way access. This was proposed as a one way so all the traffic would come out at the boulevard to get it away from the intersection at Kissel Hill. The Planning Commission felt three things had to happen to at least consider waiving off Azalea Way. The first thing would be is the HOA ok with waiving off Azalea Way because they would have seen the plan with the Azalea Way access. The second thing is what is WESC's opinion of the current access points with a "third" backup access into the development and the third thing is what would be the effect to the intersection at Kissel Hill and 6th Street if Azalea Way is eliminated. J. Gerhart stated TPD did the master traffic study for the 6th Street corridor and they took into account the development of the Seigrist Tract, what is happening with LEFC and if Azalea Way were eliminated and this intersection would have level C or better out through 2029. WESC has stated they are ok with the elimination of Azalea Way. The HOA Board Members of Lititz Reserve have met and signed off saying they are also ok with the elimination of Azalea Way.

J. Gerhart stated this sketch plan layout is based on the revision to the Cluster Ordinance that was reviewed two years ago but was never acted upon. D. Zimmerman reminded the Board that an authored draft of a Text Amendment was sent to the Brandywine Conservancy to look at either historical or natural features and if there was an offset for some preservation a mixture of housing would be allowed. In this case, Mr. Seigrist is going to preserve as an historic site 10 acres so this should comply with the Text Amendment. However, the Text Amendment would have to be adopted in order for this plan to be allowed. J. Gerhart stated the minimum lot area for single lots in a Cluster Development is 7,000. As they are laid out now the area is 7,500.

D. Zimmerman noted Mr. Moyer will be erecting a fence around the quarry for safety purposes.

J. Gerhart stated some re-zoning would also need to occur. Currently the land that is owned by Mr. Brandt is zoned Industrial and the part that is owned by LEFC is zoned R-1. The proposal is to take these two portions and re-zone them to R-2 to continue the same development pattern as is in Lititz Reserve. The land that is part of LEFC will be going to Mr. Brandt. It is currently zoned R-1 and will be re-zoned as the rest of the Brandt property which is Industrial.

M. Vigunas inquired if 6th Street was being considered a “collector” road for going around Lititz, is there the possibility that signalization would need to be placed or possibly a roundabout where Pierson Road meets 6th Street. D. Zimmerman stated that since it is a T-intersection a lot of traffic will be making a right turn. Essentially the traffic will be distributed thus giving drivers options.

D. Zimmerman stated LEFC is required to have a second access point as well. The main access off of Pierson Road will remain and a second means of access will be located off of 6th Street. A potential future secondary access off of the relocated Pierson Road is shown on LEFC’s plan which the Board will see in February.

There was a discussion on how the _____ would be built. D. Zimmerman stated right now what is proposed is grant money will be used for the roundabout, part of 6th Street and the relocation of part of Pierson Road. Mr. Moyer has indicated that with this being his frontage there would be the possibility that he would build it. This could be broken down into phases. For example, the Township could build the roundabout, stub it and wait. Another example is building a portion of 6th Street up to Pierson Road. From LEFC’s standpoint, they would like to build this year so a portion of 6th Street would need to be built at least to their access point.

The re-zoning process would need to occur first in order for the plan to proceed along with moving forward with the Text Amendment to the Cluster Ordinance.

The Board overall liked the plan and were in agreement with the Planning Commission’s comments regarding access, the Text Amendment to the Cluster Ordinance, and the re-zoning. J. Gerhart stated she will move forward with the plan due to the positive comments from both the Planning Commission and the Board.

CONSIDER RESOLUTION 01-16-19-01 PROVIDING FOR EXTENSION OF AGREEMENT FOR THE NORTHERN LANCASTER COUNTY REGIONAL POLICE DEPARTMENT: D. Zimmerman stated currently the inter-municipal agreement goes to 2021. On a motion by K. Eshleman, seconded by M. Vigunas, the board unanimously approved Resolution 01-16-19-01 providing for the Extension of Agreement for the Northern Lancaster County Regional Police Department.

CONSIDER RESOLUTION 01-16-19-02 ADOPTING THE LANCASTER COUNTY HAZARD MITIGATION PLAN: D. Zimmerman stated that after the heavy rains that caused the flooding last year, the FEDS and LEMA wanted an overall county wide Hazard Mitigation Plan. This would make the Township eligible for applying for grant opportunities in the future. On a motion by M. Vigunas, seconded by K. Eshleman, the Board unanimously approved Resolution 01-16-19-02 adopting the Lancaster County Hazard Mitigation Plan.

CONSIDER REQUEST BY SAUDER’S EGGS TO HOST 27TH ANNUAL SAUDER’S EGG RUN: On a motion by M. Vigunas, seconded by K. Eshleman, the Board unanimously approved the request by Sauder’s Eggs to host the 27th Annual Sauder’s Egg Run.

CONSIDER ENGAGEMENT LETTER FROM SAGER SWISHER & COMPANY TO CONDUCT 2018 FISCAL AUDIT: D. Zimmerman stated the letter is an acknowledgement that the Township is going to utilize Sager Swisher & Company to conduct the 2018 Fiscal Audit. The Township will be doing an RFP for audit services in May in partnership with the Municipal Authority and the NLCRPD.

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CONSIDER THE LITITZ REC CENTER'S REQUEST FOR THE 5TH ANNUAL TRIATHLON: On a motion by K. Eshleman, seconded by M. Vigunas, the Board unanimously approved the Lititz Rec Center's request for the 5th Annual Triathlon.

CONSIDER RESOLUTION 01-16-19-03 AUTHORIZING ACQUISITION OF TDR'S FOR THE RAYMOND HURST PRESERVATION PROJECT: On a motion by K. Eshleman, seconded by M. Vigunas, the Board unanimously approved Resolution 01-16-19-03 authorizing the acquisition of TDR's for the Raymond Hurst Preservation Project.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager