

WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
Warwick Township Municipal Building
March 6, 2019

W. Logan Myers, III convened the March 6, 2019 Warwick Township Board of Supervisors meeting at 7:00 a.m. In attendance were Supervisors Kenneth Eshleman, Logan Myers, and Andrew Spade. Absent were Supervisors Herbert Flosdorf and Michael Vigunas. Also in attendance were Patrick Barrett, Assistant Township Manager; Billy Clauser, Township Planner; Tom Matteson from Diehm & Sons; Laura Knowles from the Lititz Record Express; Ryan Bollinger, 1331 Stony Lane, Lititz; Wade Hartz 1015 Log Cabin Road, Lititz ; Jeremy Strathmeyer 18 Royal Drive, Lititz; Nelson Bollinger 3127 N. Colebrook Road, Manheim; Eric Stauffer 6 Village Drive, Lititz; Reid Spangler 3399 Jetstar Drive; Daryl Bollinger 120 Briar Hill Road, Lititz; Jeff Bollinger 14 Owl Hill Road, Lititz; Hunter Hess 400 Becker Road, Leola; Joel Lingerfelter from LEFC; Tony Hunt from LEFC; and Joyce Gerhart from RGS Associates.

APPROVAL OF MINUTES: On a motion by A. Spade, seconded by K. Eshleman, the Board unanimously approved the January 7, 2019 and January 16, 2019 minutes as submitted.

TREASURER'S REPORT: On a motion by K. Eshleman, seconded by A. Spade, the Board unanimously approved the Treasurer's Report as submitted.

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

LANCASTER COUNTY PLANNING COMMISSION: The Board reviewed the letter regarding the hiring of a new Administrative Secretary.

ARRO: The Board reviewed the letter thanking the Township for retaining them as the Alternate Township Engineer for 2019.

LANCASTER COUNTY DA: The Board reviewed Task Force Fourth Quarter and Year End Report for the Year 2018.

LITITZ REC CENTER: The Board reviewed the balance sheet as of December 31, 2018 and the Monthly Summary Financial Report for December 2018.

CONSIDER THE 400 BECKER ROAD (HUNTER/GRACE HESS) FINAL SUBDIVISION LOT ADD-ON PLAN, PREPARED BY MC SAXINGER, DATED 11/30/2018: D. Zimmerman provided an outline of the plan for the Board. The tract is part of the original Apple Production Operation. Mr. Hess, who is taking over the farm, is in the process of preserving the farm. The farm will be split into two parcels. One parcel will be approximately 39-40 acres and the other parcel will be approximately 39 acres. Some of the land is in Manheim Township and they have signed off on the review. Mr. Hess is working with the Chesapeake Bay Alliance to keep them apprised of any established Riparian Buffers as well as the flood plain.

March 6, 2019

On a motion by A. Spade, seconded by K. Eshleman, the Board unanimously approved the 400 Becker Road (Hunter/Grace Hess) Final Subdivision Lot Add-on Plan, prepared by MC Saxinger, dated 11/3/2018 contingent upon recording of the Stormwater Management Plan.

CONSIDER THE RIPTIDE CAR WASH (STOBRO SITE) FINAL LAND DEVELOPMENT PLAN, PREPARED BY DIEHM & SONS, DATED 11/2/2018: T. Matteson from Diehm & Sons was present to review the plan with the Board. The site is where the old Fulton Bank was located by Stauffer's. The building will be raised and the new car wash constructed. Access to the car wash will be off of Millport Road. There is no proposed change to the entrance off of 501. The building is just over 3,000 square feet. There will be three lanes in which to enter the car wash, two for paying customers and one for VIP customers. There will be 11 vacuum spaces. There is a bail out lane that will look like grass but will be constructed of grass pavers. A cistern is being proposed underneath the parking lot which will receive the roof water which will be reused. There will also be a water reclamation system that will recycle the wash water.

L. Myers questioned what measures were in place to prevent the stacking of vehicles going into the car wash so as not to impede vehicles wanting to go into Stauffer's. T. Matteson stated there is a clause in the lease agreement with Stauffer's that no stacking may occur.

K. Eshleman inquired if the car wash was going to be staffed. J. Bollinger stated the car wash will not be open 24/7 however, there will be set hours throughout the day and when the car wash is open staff will be present.

On a motion by K. Eshleman, seconded by A. Spade, the Board unanimously approved the Riptide Car Wash (Stobro site) Final Land Development Plan, prepared by Diehm & Sons, dated 11/2/2018 subject to the Staff recommendations as outlined on the March 1, 2019 Summary of Documentation.

DISCUSS THE LEFC FINAL LAND DEVELOPMENT PLAN, PREPARED BY RGS ASSOCIATES, DATED 6/6/2018: J. Gerhart was present to review the plan with the Board. J. Gerhart stated the church is proposing two building additions. The largest addition is approximately 43,000 square feet and will include a new sanctuary and classrooms. The second addition will include offices and other administrative functions. The second addition replaces the modular homes. In addition, the parking is being reconfigured and an entrance is being proposed onto 6th Street.

D. Zimmerman reviewed some background information for the Board. LEFC has been a partner along with the developer for Lititz Reserve regarding the Siegrist Farm. The Township has acquired 3.4 million dollars of multimodal PennDOT money as well as CFA money for this project. The Township has taken the lead on the roundabout project at the intersection of Clay Road, Rothsville Road and 6th Street. LEFC and Lititz Reserve will be contributing money towards this project along with the PennDOT funding. The church is anticipating completion of their project by March of 2020. The roundabout project will be under construction at that time. Due to the traffic study, the church may have to staff the intersection of Rothsville Road and Pierson Road for an interim period of time during Sunday services. When the improvements are all in place, a commitment between the church and the developer of Lititz Reserve states they will build all of 6th Street. The intersection at Pierson Road and Rothsville Road will be a right in right out to prevent the stacking of vehicles.

The following waivers are being requested:

Section 285-7.C-Preliminary Plan Application: The Applicant would like to submit the project directly as a Final Plan.

Section 285-28.C(2)- Curbs: The Applicant is requesting to provide slant curbing along the northwestern edge of the proposed parking lot. This would allow for more efficient removal of snow from the parking facility.

Section 285-28.B(1)(d)- Sidewalks: The Applicant is requesting a deferment of providing sidewalks along the road frontage of 6th Street due to the proposed trail.

March 6, 2019

Section 270-32.A-Stormwater Volume: This is not needed due to the sinkhole potential in the area. Water quality volume will be provided instead.

L. Myers inquired if the sidewalk and curbing will be compatible with the Lititz Reserve Development. D. Zimmerman stated Mr. Moyer will be responsible for extending the walking trail down to the roundabout which will occur in Phase 7 & 8.

On a motion by A. Spade, seconded by K. Eshleman, the Board unanimously approved the LEFC Final Land Development Plan, prepared by RGS Associates, dated 6/6/2018 subject to the conditions recommended by the Staff as outlined on the March 1, 2019 Summary of Documentation and the four waiver requests.

CONSIDER TIME EXTENSION REQUEST FOR THE LEFC PROJECT: On a motion by A. Spade, seconded by K. Eshleman, the Board unanimously approved the Time Extension Request for the LEFC Project.

CONSIDER TIME EXTENSION REQUEST FOR LITITZ RESERVE PHASE 7: On a motion by A. Spade, seconded by K. Eshleman, the Board unanimously approved the Time Extension Request for Lititz Reserve Phase 7.

CONSIDER REQUEST FOR RELEASE OF LETTER OF CREDIT FOR JONESTOWN BANK: On a motion by K. Eshleman, seconded by A. Spade, the Board unanimously approved the request for the release of Letter of Credit for Jonestown Bank in the amount of \$4,000.00 per the ELA Group, Inc. letter dated February 13, 2019.

CONSIDER TIME EXTENSION REQUEST FOR THE RISS-HERR FINAL LAND DEVELOPMENT PLAN: On a motion by A. Spade, seconded by K. Eshleman, the Board unanimously approved the Time Extension request for the Riss-Herr Final Land Development Plan.

CONSIDER RESOLUTION 03-06-19-01 TO APPROVE PARTICIPATION IN CO-OPERATIVE BIDDING AND PURCHASE FOR ULTRA-THIN BOND WEARING COURSE CHIP SEAL: D. Zimmerman stated this is a joint bid that is sent out with 12 other municipalities.

On a motion by A. Spade, seconded by K. Eshleman, the Board unanimously approved Resolution 03-06-19-01 to approve Participation in Co-operative Bidding and Purchase for Ultra-thin Bond Wearing Course Chip Seal.

CONSIDER RESOLUTION 03-06-19-02 AUTHORIZING ACQUISITION OF TRANSFERRABLE DEVELOPMENT RIGHTS FOR PRESERVATION OF RAYMOND HURST TRACT: D. Zimmerman stated this is a project scheduled this month for preservation.

On a motion by K. Eshleman, seconded by A. Spade, the Board unanimously approved Resolution 03-06-19-02 authorizing Acquisition of Transferrable Development Rights for Preservation of the Raymond Hurst Tract.

CONSIDER RESOLUTION 03-06-19-03 AUTHORIZING A MATCHING CONTRIBUTION FOR A WESC DCED GRANT FOR A TRAINING PROP: D. Zimmerman stated this is a 3-D imagery piece of equipment that will be used for training with businesses and schools. This was supported by the WESC Commission.

On a motion by A. Spade, seconded by K. Eshleman, the Board unanimously approved Resolution 03-06-19-03 authorizing a matching contribution for a WESC DCED Grant for a Training Prop.

CONSIDER REQUEST FOR THE 16TH ANNUAL RIDE FOR LITERACY BIKE RIDE ON 5/11/2019: On a motion by K. Eshleman, seconded by A. Spade, the Board unanimously approved the request for the 16th Annual Ride for Literacy Bike Ride on 5/11/2019.

Board of Supervisors
March 6, 2019

GUEST RECOGNITION: Jeremy Strathmeyer extended his thanks to the Township and Commission for their support of Law Enforcement and to express his appreciation for the work the NLCRPD does.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 7:46 a.m.

Respectfully submitted,

Daniel L. Zimmerman,
Township Manager