

WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
Warwick Township Municipal Building
May 1, 2019

W. Logan Myers, III, convened the May 1, 2019 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 L. Zimmerman, Township Manager; Patrick Barrett, Assistant Township Manager; Pat Carr and Mike Reiner with Sager Swisher & Company; Laura Knowles with the Lititz Record Express; and Wade Hartz, 1015 Log Cabin Road, Leola, PA.

PRESENTATION- 2018 FISCAL AUDIT BY SAGER SWISHER & COMPANY: M. Reiner noted that the pension fund data from PMRS is not yet available. This data is not expected to be out for another several months. Overall, the Township had another strong financial year.

On a motion by A. Spade, seconded by M. Vigunas, the Board unanimously accepted the 2018 Fiscal Audit.

LITITZ REC CENTER: The Board reviewed the Balance Sheet dated March 31, 2019.

LANCASTER COUNTY DA: The Board reviewed the Lancaster County Drug Task Force Report for the 1st Quarter of 2019.

CONSIDER CONDITIONAL USE DECISION FOR 2058 MAIN STREET- CONVERSION TO APARTMENTS: D. Zimmerman stated the hearing for this Conditional Use was held last month. The Board has before them a draft of the decision from this hearing. The Applicant has seen a copy of this draft.

On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved the Conditional Use Decision for 2058 Main Street- conversion to apartments.

DISCUSS SETTLEMENT AGREEMENT ON GARMAN TRACT- 813 PINE HILL ROAD: D. Zimmerman stated the denial decision came from the Zoning Hearing Board and typically the Staff supports any decisions the Zoning Hearing Board makes. However, this was a split decision ending up in a 2-2 vote which is then a denial. The request was for a substitution of use of nonconformity. The property is part of the Dull Property and is zoned Commercial. There is an existing trailer on the property that was used for residential use. There were two lots under Dull's ownership and when one became available the Applicant developed it into a new home. The Applicant is now proposing to do the same thing with this property as with the first lot. All the debris will be removed along with the trailer and it will be converted into residential use. The Zoning Hearing Board was concerned about water availability.

The Applicant was going to appeal the vote. The Township discussed the decision with the Applicant's attorney. The Township requires for onsite water that not only is there a well recharge analysis done but also a well interference analysis. These analyses have been done in the past with success.

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Staff thought Instead of going through an appeal process, if a settlement agreement can be reached by applying the above mentioned analysis as a condition that would be preferred. This was discussed with the Zoning Hearing Board and they understand and would be in agreement. H. Flosdorf inquired if any of the neighbors have problems with their wells. D. Zimmerman stated he has never had any problems with that particular neighborhood and water issues.

The Board's consensus is to resolve the issue instead of going through the appeal process.

REVIEW FEE SCHEDULE FOR THE AMENDMENT TO THE WIRELESS ORDINANCE: The Board first looked at the fee schedule six months prior. The Township has the right to charge for these facilities within the right-of-way. These fees are optional and can also be waived. H. Flosdorf inquired what the costs would be to the Township itself. D. Zimmerman stated the fees would be applied as a revenue generated for the maintenance of the right-of-way. H. Flosdorf did not feel a fee should be charged outside of the right-of-way. A discussion ensued on whether the Township should charge a fee to the wireless providers. After this discussion, it was decided D. Zimmerman will get a clarification on the definition of "wireless" for the Board before action is taken.

CONSIDER BIDS FOR THE 2019 CO-OPERATIVE JOINT BID OPENING: On a motion by A. Spade, seconded by K. Eshleman, the Board unanimously approved the bids for the 2019 Co-operative joint bid opening.

EXECUTIVE SESSION: The Board went into an executive session at 7:55 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 a.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager