

## **WARWICK TOWNSHIP BOARD OF SUPERVISORS**

### **Meeting Minutes**

November 20, 2019

W. Logan Myers, III, convened the November 20, 2019 Warwick Township Board of Supervisors meeting to order at 7:00 p.m. In attendance were Supervisors Logan Myers, Kenneth Eshleman, Herbert Flosdorf, and Jeff Tennis. Absent was Supervisor Michael Vigunas. Also in attendance were Daniel L. Zimmerman, Township Manager; Patrick Barrett, Assistant Township Manager; Chuck Haley from the ELA Group; Jason Minnich, Public Works Superintendent; Tom Zorbaugh, Zoning Officer; Michael and Jana Peachey, 737 Orchard Road, Lititz; Jim and Joyce Sheaffer, 1209 Orchard Road, Lititz; Laura Knowles from the Lititz Record Express; William Buckwalter; Wade Hartz, Log Cabin Road; Joe and Janis Sharkey, 28 Brusen Drive, Lititz; Jeff Mellinger, 539 Wood View Drive, Lititz; Kevin Calvert, 536 Wood View Drive, Lititz; Bunnie Buckwalter, 1011 Lititz Pike, Lititz; R.D. Buckwalter, Lancaster; Erick and Liz Velky, 981 Buckwalter Road, Lititz; Bill and Regina Gillis, 538 Wood View Drive, Lititz; Andrew Buckwalter, E. Petersburg; Randy Hess, 24 Windsor Lane; and Alex Piehl from RGS Associates.

**PUBLIC HEARING: PROPOSED ACTION IS TO EXTEND THE CURRENT FRANCHISE AGREEMENT WITH BLUE RIDGE CABLE FOR SEVEN YEARS:** D. Zimmerman stated this is a requirement of the Second Class Township Code that anytime a franchise agreement is extended it be advertised and this was done. This agreement would extend until the year 2027. L. Myers inquired if there were any comments or questions from the public or the Board. Hearing none on a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously voted to close the hearing.

**APPROVAL OF MINUTES:** On a motion by J. Tennis, seconded by H. Flosdorf, the Board unanimously approved the minutes from the October 2, 2019 and October 16, 2019 meetings.

**TREASURER'S REPORT:** On a motion by K. Eshleman, seconded by J. Tennis, the Board unanimously approved the Treasurer's Report.

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

**MANAGER'S REPORT:** Final right-of-way acquisition- D. Zimmerman stated the right-of-way acquisitions have been finalized for the 6<sup>th</sup> Street Project, particularly the intersections at Clay Road and Rothsville Road and Woodcrest Avenue and 6<sup>th</sup> Street.

Strategic Plan- There is an Infrastructure meeting, built and natural, tomorrow at Elizabeth Township at 7:30 a.m.

Lititz Reserve Bio-Swale- This is close to 100% completion. This includes having all the excavation completed all the disturbed area has been matted and seeded.

**TAX COLLECTOR'S REPORT:** On a motion by K. Eshleman, seconded by H. Flosdorf, the Board unanimously approved the Tax Collector's Report.

**PUBLIC WORKS REPORT:** J. Minnich stated the following work was done within the last month:

- Spot milling and asphalt restoration.
- A final round of road bank mowing.
- Phase 1 of the Lions Park ballfield improvements began.

Some upcoming projects include the following:

- Getting the equipment ready for winter.

D. Zimmerman stated there was a meeting with the all the Public Works employees and the NLCRPD so there is coordination of efforts during the winter.

**POLICE DEPARTMENT REPORT:** The Board reviewed the BOC Dashboard Reporting Report for November 2019. In addition, D. Zimmerman stated the NLCRPD Commission has finalized the budget. The retrofitting of equipment has been finished which includes body cameras on all the officers, replacing the cameras in the cruisers, and replacement of the radios.

**ZONING OFFICER'S REPORT:** T. Zorbaugh stated in addition to his report provided to the Board, he has one additional item. There are two properties that are in violation. One is a zoning/land development and the other is a conditional use approval. There is the possibility that these will move to the next step and go to the Solicitor for further action.

**WESC/EMC REPORT:** The Board reviewed the October 2019 Administrator Report provided to them.

**ROTHSVILLE FIRE COMPANY:** The Board reviewed the October 2019 Report that was provided to them.

**DA DRUG TASK FORCE:** The Board reviewed the Drug Task Force Report for the 3<sup>rd</sup> Quarter of 2019.

**DISCUSSION ON THE REVISED SKETCH PLAN FOR ORCHARD ROAD SUBDIVISION, PREPARED BY RGS ASSOCIATES:** Chris Venarchick from RGS Associates was present to review the plan before the Board. C. Venarchick stated the property consists of 49 acres in the R-1 Zone. The revised Sketch Plan tonight represents feedback obtained from both the Planning Commission and the Board of Supervisors. One concern was regarding the length of the cul-de-sac at the northern end of the property. The original length of the cul-de-sac was 150 longer than allowed which would have required a modification. This extra 150 feet has now been removed to come into compliance with the Township's Ordinance. Also of concern was the number of cul-de-sacs. Since the streets will eventually be dedicated to the Township and there was the concern for maintenance, the number has been reduced from four to two. Overall there is less disturbance and protection to the existing woodland.

Another concern was regarding access. An emergency access to the development has now been extended from Orchard Road into the development.

Last is management of stormwater. At this time, smaller facilities will be spread across the property. C. Venarchick stated this plan is still in the early stages of development and stormwater will be looked at more closely as the plan moves further into the process.

L. Myers inquired if there was any possibility of having an emergency access at the upper part of the development. C. Venarchick stated a second access point has been discussed connecting to Wood View Drive. D. Zimmerman stated he did speak with Mr. Gerhart. Mr. Gerhart is tentatively scheduled for preservation the first quarter of 2020. He is open however to not preserving this small stretch of his property to allow for the connection.

D. Zimmerman stated there was discussion regarding the separation from the Wood View Development and preserving the existing tree line.

C. Venarchick commented he has had some discussion with the property owners to the west and east and he intends to have further discussions with them.

Jeff Mellinger had a question about the access into this development from Wood View Drive. D. Zimmerman stated a traffic study would give options as to what type of access this would be whether it would be just an emergency access or a secondary access point into the development itself.

Bill Gillis had a concern about the separation between the houses on Wood View and this development.

Michael Peachey had concerns regarding traffic on Orchard Road and what is involved in a traffic study. D. Zimmerman stated the traffic study would need to be completed as part of the Preliminary Plan and covers a wide area. D. Zimmerman stated a speed analysis will also be done. Even though there is a sight distance for 35 mph it takes into account what is the average speed on the road. M. Gillis was also concerned about water pressure for residents along Orchard Road. D. Zimmerman the booster station will need to be modified which will be the responsibility of the developer to address.

Joe Sharkey inquired if the sewage treatment plan could handle this capacity. D. Zimmerman stated again that the 537 Plan is being updated. D. Zimmerman stated currently there is enough capacity for any tract that is zoned for development.

L. Myers thanked the public for their comments.

**DISCUSSION ON THE BUCKWALTER FARM MASTER PLAN, PREPARED BY RGS ASSOCIATES:** Alex Piehl from RGS Associates along with Bunnie Buckwalter, R.D. Buckwalter and Andrew Buckwalter were present to review the plan before the Board. A. Piehl stated the farm consists of three properties of approximately 109 acres. The properties are zoned Agriculture and Rural Estate. Approximately 16 acres along Millport Road is located in Manheim Township. Tonight's concept is about a collection of homes that are in a rural setting with a diversity in housing types, pricing and architecture so there can be single family homes, apartments, townhouses, and cottages together in a small cluster embedded with commercial uses.

R.D. Buckwalter spoke about the concept for the farm. The idea for the farm is a wellness community with the focus being on the wellbeing of those that live there, work there and visit there. One area of focus is open space. This includes preservation of existing natural landscape, ponds, streams and trees. Another idea is for Hamlets. Hamlets are dense areas of commercial and residential uses that are easily accessible to natural landscapes. With a Hamlet there is a variety of housing types including apartments, townhouses, single family, and cottages along with a variety of architecture.

A. Piehl stated RGS did an inventory analysis of the site to include where the prime agricultural soils are, where the good soils are, where the rocky conditions are, where the drainage areas are, where the existing built features such as the barn and existing farmstead are located as well as the stream corridor and pond. All of these things were used as a foundation on how to develop a design around these existing built features so they may be retained. Upon entering the community the main focal point is open space. On the corner of Lititz Pike and Millport Road is an office building, to the south is commercial space along Lititz Pike, to the north is the barn which will be retained, to the east would be single family detached homes with apartments and townhouses mixed in with the green space. This master plan includes 39,000 square feet of retail and restaurant space, 30,000 square feet of office space, 172 apartments, 105 townhomes, and 43 single family homes. A. Piehl pointed out that this property creates another opportunity for connection of the trail network in the Township.

L. Myers inquired how this conceptual plan conform to the current zoning. A. Piehl stated to move forward there would have to be a zoning map amendment and likely a text amendment to allow a true mix of uses. D. Zimmerman stated

the Applicant did submit to be part of the 537, which is a review of the sewer capacity. A. Plehl is aware that a traffic analysis will need to be done as part of this plan.

A member of the public was concerned about the increase in traffic this plan would create. D. Zimmerman stated the Township requires an updated traffic study on any project within the Township. He was also questioning having single family houses in close proximity to apartments and townhouses. R. D. stated the placement and style of these homes will be researched so they will fit with the community.

Another member of the public inquired about the type of agriculture in the green space area. R. D. stated it will be micro farming.

The Board thanked R.D. for all his efforts in the putting this plan together and listening to their comments throughout the years.

**CONSIDER ORDINANCE 288 AUTHORIZING EXTENSION OF CABLE FRANCHISE AGREEMENT:** On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved Ordinance 288 authorizing the extension of the cable franchise agreement.

**CONSIDER DRAFT OF THE 2020 FISCAL BUDGET:** D. Zimmerman stated the Board held a budget meeting prior to the Board workshop. The total budget is \$5,275,584.000 which represents just under a 4% growth on the revenue side. There is no real estate mileage increase projected for 2020.

**CONSIDER AUTHORIZING ADVERTISEMENT OF THE FISCAL BUDGET AND ADOPTION FOR DECEMBER 18, 2019:** On a motion by H. Flosdorf, seconded by J. Tennis, the Board unanimously approved authorizing advertisement of the Fiscal Budget and adoption for December 18, 2019.

**CONSIDER ADVERTISING THE 2020 MEETING SCHEDULE:** On a motion by K. Eshleman, seconded by J. Tennis, the Board unanimously approved advertising the 2020 meeting schedule.

**CONSIDER RATIFICATION OF THE NON-UNIFORM LABOR AGREEMENT WITH IBEW:** D. Zimmerman stated both the Public Works and Municipal Authority are unionized. Negotiations have been going on for the last six months.

On a motion by K. Eshleman, seconded by H. Flosdorf, the Board unanimously approved the ratification of the Non-uniform Labor Agreement with IBEW.

**PRESENTATION OF THE 2019 MS4 ANNUAL REPORT:** B. Clauser stated he will cover 2019 stormwater and MS4 accomplishments and some goals for 202. Two successful programs that continued in 2019 were Stream Clean-up and Watershed Day. There were tree plantings at the following six sites: Saylor Park, Hunter Hess Farm, a future LGH site, New Street Park, Rock Litz, and the Katrina & Todd Weaver site. More focus was placed on stream restoration and locating and identifying future sites. Education and inspection on BMP's was started on commercial, industrial and HOA stormwater facilities. Mapping of future projects was broken down into two categories, TMDL/MS4 and Maintenance/Rehabilitation. The Stream Monitoring Program has continued and is in its sixth year.

Some goals for 2020 include expanding the Commercial, Industrial and HOA stormwater facility inspection and education programs. To partner with NFWF for some LRWA projects. Apply for additional grants for stream restoration projects. To continue to do stream monitoring. There will be two tree plantings in partnership with the Alliance for the Chesapeake Bay at the Conservancy and the Katrina and Todd Weaver property. Finally, to evaluate the potential of a stormwater fee program in 2021.

**ADJOURNMENT:** With no other business to come before the Board, the meeting was adjourned at 8:56 p.m.

Board of Supervisors  
November 20, 2019

Respectfully submitted,

Daniel L. Zimmerman,  
Township Manager