

WARWICK TOWNSHIP BOARD OF SUPERVISORS
Meeting Minutes
Warwick Township Municipal Building
February 19, 2020

W. Logan Myers, III convened the February 19, 2020 Warwick Township Board of Supervisors meeting to order at 7:00 p.m. In attendance were Supervisors Kenneth Eshleman, Herbert Flosdorf, Logan Myers, Jeffrey Tennis, and Kelly Gutshall. Also in attendance were Patrick Barrett, Assistant Township Manager; Jason Minnich, Public Works Superintendent; Tom Zorbaugh, Code and Zoning Officer; Rick, Rittler, 631 Allegiance Drive, Lititz; Dave Palfrey, 1013 Freedom Drive, Lititz; Laura Knowles from the Lititz Record Express; Ted Cromleigh from Diehm & Sons; Steve Gergely from Harbor Engineering; Brenda Barnes, 242 S. Spruce Street, Lititz; Luke Weidler, 665 E. Millport Road, Lititz; Tom Eiseman, 231 W. Woods Drive, Lititz; and Brian Donmoyer, 59 Pebble Creek Drive, Lititz.

TEN MINUTE GUEST RECOGNITION: Rick Rittler, 631 Allegiance Drive, stated he is a member of the Executive Board of TOA and has concerns about the release of money from escrow that TOA is requesting when the work has not yet been completed. The Board decided to table the release of any money at this time until all parties that need to be involved can get together and review the work that needs to be completed.

Brenda Barnes 242 S. Spruce Street, thanked the Board for all they do to restore native landscapes. She asked if the Board would be interested in coordinating with the school to implement these types of practices on the school campuses. L. Myers stated this could be placed on a Joint Meeting Agenda to be discussed.

PUBLIC HEARING: CONDITIONAL USE APPLICATION FOR LUKE AND DONNA WEIDLER SEEKING CONDITIONAL USE APPROVAL UNDER SECTION 340-11.D.1 OF THE ZONING ORDINANCE PERTAINING TO A SINGLE FAMILY DETACHED DWELLING IN THE AGRICULTURAL ZONE: Ted Cromleigh from Diehm & Sons was present on behalf of the applicant and was sworn in. The Applicants would like to subdivide a lot off of the Luke and Donna Weidler Farm. This farm is 100.2 acres and is located at 665 E. Millport Road. The majority of the farm is cultivated fields. The farm is located in both Warwick Township and Manheim Township however all of the buildings are located in Warwick Township. The farm is in a preservation conservation easement with the Lancaster County Agricultural Preserve Board. The proposal is to subdivide a 2.0 acre lot from the farm on the north side of Millport Road. The intended use of the lot is for the construction of a single family residential dwelling. The proposed lot will be situated in an area of the farm to be the least disruptive to agricultural practices on the farm. The lot will utilize an existing property line of the farm as well as Millport Road and the natural flood plain boundary for new lot lines. The proposed new lot will utilize on-lot water and sewage disposal. Soil testing has been conducted to support the proposed method of sewage disposal. The farm being enrolled in a conservation easement with the Lancaster County Ag Preserve has one allowable residential subdivision. A preliminary sketch has been provided for review to the Ag Preserve and final plans will be submitted to the Ag Board along with the final plan submission to Warwick Township.

On a motion by K. Eshleman, seconded by J. Tennis, the Board unanimously voted to close the hearing.

On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved the Conditional Use Application for Luke and Donna Weidler seeking Conditional Use Approval under Section 340-11.D.1 of the Zoning Ordinance pertaining to a single family detached dwelling in the agricultural zone subject to the conditions listed on the memo from B. Clauser dated January 17, 2020.

2019 ANNUAL REPORT- NORTHERN LANCASTER COUNTY REGIONAL POLICE DEPARTMENT- CHIEF STEFFEN: D. Steffen reviewed the report with the Board. Of note is that the NLCRPD is the first regional police department in the county to be accredited and the first suburban police department in the county to utilize body worn cameras.

APPROVAL OF MINUTES: On a motion by K. Eshleman, seconded by J. Tennis, the Board unanimously approved the January 6, 2020 and January 15, 2020 minutes as submitted.

TREASURER'S REPORT: On a motion by H. Flosdorf, seconded by K. Gutshall, the Board unanimously approved the Treasurer's Report.

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

MANAGER'S REPORT: Audit 2019- The auditors will be at the March 18th meeting to give their report.

6th Street Project- Bids will be coming in on February 21st at 2:00 p.m. The Board will consider the bids at the March 4th meeting.

537 Plan Update- DEP has approved the scope of the study.

MS4 Program- Proposal for the feasibility of a storm water fee will be presented at the March 18th meeting.

Strategic Plan- The Infrastructure Committee meets tomorrow at Elizabeth Township at 7:30 a.m.

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

PUBLIC WORKS REPORT: J. Minnich outlined the following work that was completed over the last month:

- Trees and branches were trimmed along the 2020 project roads.
- The final phase of the Saylor Park tunnel area improvements was completed.
- The improvements for the shed at the Municipal Campus used for bike rentals for the Rail Trail have been completed.

POLICE DEPARTMENT REPORT: The Board reviewed the January 2020 Report to the Commission.

ZONING OFFICER'S REPORT: T. Zorbaugh was present to answer any questions the Board may have regarding his January 2020 report.

WESC/EMC REPORT: The Board reviewed the January 2020 WESC Administrator Report.

DA LETTER: The Board reviewed the January 9, 2020 LCDTF Fourth Quarter and Year End Report for 2019.

PSATS LEGAL: The Board reviewed the Winter 2020 PSATS Township Legal Defense Partnership Newsletter.

CONSIDER THE LOT ADD-ON FOR 712 & 743 E. MILLPORT ROAD, PREPARED BY HARBOR ENGINEERING, DATED 12/10/2019: Steve Gergely from Harbor Engineering was present to review the plan before the Board. The Applicant owns the property at 712 E. Millport Road which is approximately 7 acres in size and contains an existing single family dwelling. 743 is a farm that the Applicant also owns. The proposal is to add 5.5 acres from 712 E. Millport to 743 E. Millport Road which would leave 1.6 acres at 712 E. Millport Road and 743 would now have 45.9 acres.

The following waivers are being requested:
Section 285-11.C- Existing Features within 200 feet of the subject tract.
Section 285-27.J.(3)- Improvements to Existing Streets
Section 285-28.C.1- Curbs
Section 285-32.A- Monuments

H. Flosdorf inquired why the Applicant wanted to do this lot add-on. S. Gergely stated the Applicant intends to sell the 712 E. Millport Road property.

On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved the four waiver requests as per the ELA Letter dated January 19, 2020 as well as approving the Lot Add-on for 712 & 743 E. Millport Road, prepared by Harbor Engineering, dated 12/10/2019 subject to the conditions on the letter from the Township dated February 12, 2020.

CONSIDER THE FINAL LAND DEVELOPMENT PLAN FOR GRAUER'S PAINT, PREPARED BY HARBOR ENGINEERING, DATED 12/10/2019: Steve Gergely from Harbor Engineering was present to review the plan before the Board. S. Gergely stated the Applicants are Chad and Paul Newcomer and are the owners of Grauer's Paint. The property is adjacent to the Lititz Car Wash. It is an existing building that has been unoccupied for some time. It has an existing driveway with gravel and paved areas around the site. The proposal is to renovate the building to make it a retail store. They will move from their existing location in the Borough to this site. Provisions will be made in the future for an expansion out the rear of the building. The existing building is approximately 2,400 square feet and the expansion will be approximately the same size. The existing driveway will be eliminated and a new driveway will be placed further to the west to align with an existing driveway across the street. A driveway permit, which is required by PennDOT, will be submitted for this. There will be a parking lot with 10 parking spaces adjacent to the building along with a loading and dumpster area. There will be very little increase in impervious surface, approximately 2,500 square feet, with the project which includes the future building addition. For stormwater, there will be a small fire retention integrating area in the flood plain which will retain approximately six inches of water. It will be completely located within the flood plain and will be planted with wetland plants to establish as a BMP facility.

On a motion by K. Eshleman, seconded by J. Tennis, the Board unanimously approved the Final Land Development Plan for Grauer's Paint, prepared by Harbor Engineering, dated 12/10/2019 contingent upon the conditions, modifications and waivers as per the ELA Letter dated January 24, 2020 as well as the Staff recommendations as per the letter from the Township dated February 12, 2020.

CONSIDER TIME EXTENSION REQUEST FOR THE W. WOODS DRIVE SUBDIVISION PLAN: On a motion by H. Flosdorf, seconded by J. Tennis, the Board unanimously approved the time extension request for the W. Woods Drive Subdivision Plan.

CONSIDER REQUEST FOR LETTER OF CREDIT FOR PHASES 1-5 OF THE TOA PROJECT: On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved to table the request for Letter of Credit for Phases 1-5 of the TOA Project.

CONSIDER RESOLUTION 02-19-20-01 TO APPOINT A FIRM OF CERTIFIED PUBLIC ACCOUNTANTS TO AUDIT THE ACCOUNTS OF WARWICK TOWNSHIP: P. Barrett stated this is a requirement from the Second Class Township Code that once a new firm is appointed it needs to be advertised and that has been done.

On a motion by K. Eshleman, seconded by J. Tennis, the Board unanimously approved Resolution 02-19-20-01 to appoint Trout to audit the accounts of Warwick Township.

CONSIDER RESOLUTION 02/19/20/02 TO TRANSFER VETERANS HONOR PARK OF LANCASTER COUNTY FROM BANK TO WARWICK TOWNSHIP PGLIT ACCOUNT: P. Barrett stated this account was originally set up at

BB&T to collect donations. Now that the park is completed and is moving into the maintenance phase, the account will be consolidated to PLGIT which is the institution the Township uses.

On a motion by J. Tennis, seconded by H. Flosdorf, the Board unanimously approved Resolution 02/19/20/02 to transfer Veterans Honor Park of Lancaster County from bank to Warwick Township PLGIT account.

CONSIDER BID FOR BUTTONWOOD STORMWATER REPLACEMENT PROJECT: P. Barrett stated this project also includes the sanitary sewer maintenance replacement on Pine Wood Avenue. At last evening's Municipal Authority Board Meeting the bid was accepted for their part in this project from Fidelity Contracting. L. Myers questioned if the community is aware of what is going on. P. Barrett stated letters were sent out to all the affected property owners. The property owners have the opportunity to meet with someone from the Authority and Public Works to answer any questions or concerns they may have.

On a motion by K. Gutshall, seconded by K. Eshleman, the Board unanimously approved the bid for Buttonwood Stormwater Replacement Project.

CONSIDER REQUEST BY SUNRISE ROTARY FOR RIDE FOR LITERACY ON 5/9/20: On a motion by J. Tennis, seconded by K. Eshleman, the Board unanimously approved the request by Sunrise Rotary for the Ride for Literacy on 5/9/20 contingent upon the construction schedules for the Township.

CONSIDER ORDINANCE 292 AMENDING THE NON-UNIFORM PENSION PLAN AS ADMINISTERED BY PENNSYLVANIA MUNICIPAL RETIREMENT SYSTEM: On a motion by H. Flosdorf, seconded by J. Tennis, the Board unanimously approved Ordinance 292 amending the Non-uniform Pension Plan as administered the Pennsylvania Municipal Retirement System.

CONSIDER REQUEST BY THE LITITZ SPORTSMAN'S ASSOCIATION FOR THREE FISHING EVENTS AT THE RIPARIAN PARK: On a motion by K. Eshleman, seconded by J. Tennis, the Board unanimously approved the request by the Lititz Sportsman's Association for three fishing events contingent upon construction schedules.

CONSIDER REQUEST BY SAUDER EGGS TO HOST 28TH ANNUAL SAUDER EGG RUN 4/11/20: On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved the request by Sauder Eggs to host the 28th annual Sauder Egg Run on 4/11/20.

CONSIDER REQUEST BY THOROUGHbred TERRACE DEVELOPMENT TO HOST COMMUNITY YARD SALE 3/28/20: On a motion by H. Flosdorf, seconded by K. Gutshall, the Board unanimously approved the request by Thoroughbred Terrace Development to host community yard sale on 3/28/20 contingent upon approved from Chief Steffen of NLCRPD and D. Ober, Emergency Services Coordinator.

CONSIDER RESOLUTION 02/19/20/03 AUTHORIZING TRAFFIC SIGNAL PERMIT AMENDMENT FOR 501/OWL HILL ROAD INTERSECTION: P. Barrett stated this is for the addition of a right turn lane at Crosswinds Drive. On a motion by J. Tennis, seconded by K. Gutshall, the Board unanimously approved Resolution 02/19/20/03 authorizing the traffic signal permit for 201/Owl Hill Road intersection.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:28 p.m.

Respectfully submitted,

Patrick Barrett
Assistant Township Manager

