

**WARWICK TOWNSHIP BOARD OF SUPERVISORS**  
**SEPTEMBER 6, 2023**  
**7:00 a.m.**  
**MEETING HELD BY VIRTUAL FORMAT**

Chairman, Kenneth Eshleman convened the September 6, 2023 meeting of the Warwick Township Board of Supervisors at 7:00 a.m. In attendance were Supervisors Ken Eshleman, Ken Kauffman, Jeremy Strathmeyer, Jeff Tennis, and Kelly Gutshall. Also in attendance were Brian Harris, Township Manager; Tom Zorbaugh, Code & Zoning Officer and Laura Knowles, Lititz Record Express.

**CONSIDER TIME EXTENSION REQUEST FOR THE CHRIS POJE PLAN:** B. Harris stated that it would be a 90-day time extension which would take use to the December 6, 2023 meeting. We are trying to get Gerhart's farm preserved as part of this plan. On a motion by K. Kauffman and seconded by J. Tennis, the Board unanimously approved the time extension for the Chris Poje Plan.

**CONSIDER TIME EXTENSION REQUEST FOR ABNER KING:** The Township received a letter from Ben Craddock from Lancaster Civil asking for a 120-day extension for recording of this plan which would take us to the reorganization meeting in January. On a motion by K. Gutshall and seconded by J. Tennis, the Board unanimously approved the time extension request for Abner King.

**CONSIDER REQUEST FOR A REDUCTION OF THE BOND FOR SANCTUARY AT LITITZ GROVE (aka ORCHARD ROAD PLAN):** B. Harris mentioned the August 24, 2023 letter from Church Reserve, LLC requesting a release of \$750,155.34. He stated the ELA letter dated August 31, 2023 recommended a release of \$732,335.10 which is approximately \$18,000.00 less than what was requested. B. Harris recommends that the Board release \$732,335.10 in accordance with ELA's letter dated August 31, 2023. On a motion by J. Tennis and seconded by J. Strathmeyer, the Board unanimously approved the reduction of the bond for Sanctuary at Lititz Grove.

**CONSIDER THE CONDITION USE DECISION FOR LISTRAK (TO ALLOW EVENT SPACE):** B. Harris stated based on the hearing and testimony given a draft decision has been prepared for the Board's consideration authorizing approval of the conditional use application with conditions that they comply with recommendations from the ELA letter dated June 21, 2023 as well as any other testimony that was provided at the August 16, 2023 hearing. On a motion by K. Gutshall and seconded by K. Kauffman, the Board unanimously approved the conditional use decision for Listrak as submitted.

**CONSIDER THE CONDITIONAL USE DECISION FOR ELVIN & CAROL HURST (TO CONSTRUCT A SINGLE-FAMILY HOME):** This property is located at 61 Clay Road. The Hurst's had one subdivision right left for the farm which they are proposing to annex off a 1 acre lot. B. Harris noted that the farm has been preserved. He also stated that the applicant did agree to the riparian easement along the southern portion of the property. The decision was drafted and under the appendix is the standard conditions as well as complying with the ELA letter dated and any testimony that was provided at the hearing. K. Gutshall asked if there was any way that there could be a sidewalk put along Clay Road in the future on that property. B. Harris will research the sidewalk option and talk to Ted Cromleigh. The Board does not need to take any action until next month's meeting. The decision is being tabled until the September 20, 2023 meeting.

**CONSIDER RESOLUTION 09-06-23-01 APPROVING A PLANNING MODULE FOR UNITED ZION RETIREMENT COMMUNITY:** B. Harris stated that this is for connecting to the sewer system for United Zion. On a motion by K. Kauffman and seconded by J. Tennis, the Board unanimously approved Resolution 09-06-23-01 approving a Planning Module for United Zion Retirement Community.

**CONSIDER REQUEST FROM MANHEIM BOROUGH FOR SPECIAL FIRE POLICE TO PROVIDE SECURITY, TRAFFIC AND CROWD CONTROL ASSISTANCE FOR THE MANHEIM FARM SHOW PARADE:** B. Harris referred to a letter from Manheim Borough dated August 3, 2023 requesting the use of the Township's special fire police from Brickerville and Brunnerville for the Manheim Farm Show Parade on Wednesday, October 11, 2023 from 5:45 p.m. until 10:00 p.m. On a motion by J. Strathmeyer and seconded by J. Tennis, the Board unanimously approved the request for Special Fire Police for the Manheim Farm Show Parade.

**CONSIDER LANCASTER COUNTYWIDE ACTION PLAN (CAP) IMPLEMENTATION FUNDING FOR IMPROVEMENTS TO THE LITITZ RUN AT BALLSTOWN ROAD:** B. Harris mentioned the \$500,000.00 the Township received from the SRBC and this would be in addition to that funding. The Clean Water Partners are going to include in their application to the county for ARPA for \$500,000.00. The CAP is also going to commit \$500,000.00 to leverage the ARPA funding. If this application gets submitted and were to get approved it would result in the township receiving an additional \$1 million dollars which would be utilized with the SRBC funding and would give us the ability to do the entire reach. The implementation funding is due by the end of September 2023. The intent is to submit to the Clean Water Large Implementation Application which is due the end of September. There are two things to consider, one being the approval to permit the inclusion of the CAP funding for the ARPA and then there will be another application for the Large Implementation Application through CAP later in the month. Harris stated the project would include stream realignment and then floodplain restoration work. If we do not receive the additional funding, the work would be limited to the original 700 ft. reach to realign Lititz Run. Harris mentioned creating a spreadsheet listing all the grants the township has applied for and associated information for those grants. On a motion by J. Tennis and seconded by J. Strathmeyer, the Board approved the CAP implementation funding for improvement to the Lititz Run at Ballstown Road. K. Gutshall abstained.

**CONSIDER CAP FUNDING FOR TURF TO MEADOW CONVERSION PROJECTS:** B. Harris stated that the Clean Water Partners reached out to the township recently asking if there were any projects that could be completed by September 30, 2023. What is being proposed is two conversion areas with one being the  $\frac{3}{4}$  acre basin on Buttonwood Drive and the other area would be in Saylor Park closer to Newport Road. Harris has been coordinating with the LandStudies field staff on this project. On a motion by K. Kauffman and seconded by J. Tennis, the Board approved the CAP funding for turf to meadow conversions of the basin on Buttonwood Drive and a portion of Saylor Park. K. Gutshall abstained. K. Gutshall mentioned that the conversion in Saylor Park was discussed as a memorial to Greg Wilson. Harris stated that letters went out to all the neighbors of the Buttonwood basin. The plan is to drill seed so there will not be any plowing.

**CONSIDER 2024 MINIMUM MUNICIPAL OBLIGATION (MMO) FOR THE WARWICK TOWNSHIP PENSION PLAN:** B. Harris stated that each year the administrative staff has to transmit a memo to the Board approving the MMO based on the attached worksheet. The MMO for 2024 is \$110,517.00. The state aide that we anticipate receiving in 2024 will be approximate \$82,000.00 to \$83,000.00. The amount is roughly \$5,100.00 per non-uniformed employee. There will be a gap of approximately \$30,000.00 of what we will receive from the state verses what we are paying in. The MMO calculations are based on the most recent actuarial evaluations that are done. In 2023 we had budgeted \$115,000.00 for our MMO and we budgeted \$84,000.00 in state aid revenue. On a motion by J. Tennis and seconded by J. Strathmeyer, the Board unanimously approved the 2024 Minimum Municipal Obligation (MMO) for the Warwick Township Pension Plan.

**REVIEW THE RESULTS OF THE NLCRPD 6<sup>TH</sup> STREET SPEED STUDY:** B. Harris reviewed the speed study with the Board. Complaints drove the decision to place the speed detection unit on 6<sup>th</sup> Street. There were approximately

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18,000 vehicles on 6<sup>th</sup> Street in a 2 week period with an average speed of 34 mph with a top speed of 55 mph. The speed detection unit is now located on Pierson Road across from Wayne Siegrist's farm.

**SUMMARY REPORT ON OUTSTANDING ZONING ISSUES:** T. Zorbaugh stated that as of Friday 429 W. Orange Street had been cleaned up. The property at 1303 Lookout appealed their case to the Court of Common Pleas. The Township won the case giving the owners 30 days to remove the vehicles and clean up the property and 60 days to get a driveway permit for the new driveway they put in or remove it. The property located at 2 Windwood Place has not be heard yet. Zorbaugh mentioned that there are 4-5 other properties that have hit the books but letters have not gone out to those properties yet.

**LANCASTER MPO REQUEST FOR VOLUNTEERS FOR THE ACTIVE TRANSPORTATION ADVISORY COMMITTEE:** B. Harris mentioned that the Lancaster County Metropolitan Planning Organization is looking for volunteers for the Active Transportation Advisory Committee. The search will be ending October 23, 2023.

**NEXT MEETING** – September 20, 2023 at 7:00 p.m.

**ADJOURNMENT** – On a motion by J. Strathmeyer and seconded by J. Tennis, the meeting was adjourned at 7:43 a.m.

Respectfully submitted,

Brian Harris,  
Township Manager