

## WARWICK TOWNSHIP

315 Clay Road  
P.O. Box 308  
Lititz, PA 17543-0308  
(Lancaster County)

### WARWICK TOWNSHIP BOARD OF SUPERVISORS

October 5, 2022  
7:00 a.m.

#### MEETING HELD BY VIRTUAL FORMAT

Chairman, Kenneth Eshleman convened the October 5, 2022 meeting of the Warwick Township Board of Supervisors at 7:00 a.m. In attendance were Supervisors Ken Eshleman, Ken Kauffman, Jeff Tennis, Jeremy Stratymeyer, and Kelly Gutshall. Also in attendance were Brian Harris, Township Manager; Pat Barrett, Assistant Township Manager; Chuck Haley, Township Engineer; Laura Knowles, Lititz Record; and Ryan McCrory, Lititz Public Library.

**LITITZ PUBLIC LIBRARY PRESENTATION – RYAN MCCRORY:** Ryan stated that the library numbers are looking fabulous with August being a stellar month. When he looked at the past two months statistics those numbers are on par for the same months in 2019 so they are seeing pre-Covid numbers again. McCrory is expecting their yearly numbers to near or exceed their 2019 pre-Covid numbers. The library signed up over 500 new patrons from June to August with an average of 150 people per month. One of the big projects on the agenda for 2023 is the parking lot expansion. All the paperwork has been submitted and Ryan is working with Ned Pelger on the next steps and Rick Brennenman will be overseeing the work. McCrory stated he has been back out at local public and private schools doing presentations to classes on the library's online databases and resources that the students have access too. He also mentioned working with Rebecca Branley from Venture Lititz on a book cover scavenger hunt. There will be posters of book covers in the windows of 36 different businesses in downtown Lititz. Participants will have a bingo-type card to keep track of all the covers they find. Those cards will be turned in and 3 winners will be drawn and those winners will receive Lititz dollars to spend in downtown businesses. This scavenger hunt will be held October 15, 2022 through November 15, 2022. The library is planning a public survey again in the spring of 2023 and those surveys will go out to the schools, local businesses and local leaderships. B. Harris mentioned that the storm water management plan for the library expansion was signed and dropped off at ELA. They had agreed that the estimate for financial securities was approximately \$198,000.00 and the Township will accept 10% of that once the permitting is applied for. K. Gutshall asked if there was a tentative construction schedule for the project. McCrory is hoping to have the project done in May or June, but timing is weather dependent. B. Harris mentioned that there has to be communication with the coordination of the library project, 6<sup>th</sup> Street, and Lee Moyer's project in regards to the wearing course being put down in those areas. McCrory stated that they would like to get the parking lot completed before 6<sup>th</sup> Street closes to construction vehicles if possible. K. Eshleman asked what the library attributes the increase membership to. McCrory stated that some of the increase could be related to more individuals moving to the area and Covid restrictions easing and people getting out and about more. He also stated that the past few years the library has done the Pre-K assessment with the school district in August and part of the bus tour the kids get includes a stop at the library. The library has seen great success with the outdoor concerts and story times. K. Gutshall asked if there has been an increase in 55 and over individuals using the library. McCrory stated that the 55 and over age group is the 2<sup>nd</sup> largest users of the library behind the preschool age group.



**CONSIDER AGREEMENT EXTENSION UNTIL OCTOBER 16, 2024 FOR THE REMAINING PURCHASE OF TDR'S FOR ROCK LITITZ:** B. Harris stated that the Township executed an agreement in 2020 for 146 TDR's with Rock Lititz. The agreement was to be satisfied within a 2 year period which would put the deadline at October 2022. Out of the 146 TDR's there are approximately 52 that are remaining for Building 200 – the Clair Building. They did make a payment last week for 22 TDR's for the educational facility. Out of that 2019 TDR purchase it would just be the building 200 TDR's remaining. Harris mentioned receiving an email from Sarah Rider, legal counsel for Rock Lititz, and they asked for consideration of an extension of time until October 2024, extending it another 2 year period for the remaining TDR's associated with building 200. On a motion by K. Kauffman and seconded by J. Tennis, the Board unanimously approved the extension until October 16, 2024 for the remaining purchase of TDR's for Rock Lititz. Harris mentioned there is a pre-construction meeting scheduled for building 400. The TDR's associated with that building are associated with the TDR purchase in 2021.

**CONSIDER AGREEMENT WITH JOAN CHOO REGARDING ZONING REQUEST:** Harris stated that he will place the actual agreement on the October 19, 2022 agenda. Claudia Shank from McNees who represents Ms. Choo did provide the Township with a draft agreement to which Bill Crosswell had a few recommendations. The agreement is going in front of the Zoning Hearing Board next week and once they are comfortable with the agreement and sign off on it, Harris will then bring it to the Supervisors for consideration. Ms. Choo had applied for a variance to operate an Air BNB at her residence located at 7 Farm Lane. The Zoning Hearing Board denied the request on a 4-1 vote. The applicant appealed the decision so they had standing to negotiate a settlement agreement that would allow her to operate through the end of the year for the bookings she currently has. Her business will terminate January 1, 2023. There are provisions in the draft agreement calling for civil penalties if she fails to cease and desist all of the operations.

**CONSIDER RESOLUTION 10-05-22-01 FOR ACT 57 OF 2022 REGARDING DELINQUENT REAL ESTATE TAXES:** Harris stated that the state passed Act 57 this year and they are requiring all municipalities to adopt a resolution or an ordinance stating that if you do not receive a tax bill the first year you are in your structure there will be a mechanism to waive penalties and pay the base amount of the tax. This resolution was a draft that was put out by PSATS and Joselle Cleary from Morgan, Hallgre, Crosswell & Kane, P.C. confirmed that it is satisfactory. Harris stated that there has not been a problem with tax bills in Warwick Township or Lancaster County. On a motion by J. Tennis and seconded by K. Kauffman, the Board unanimously accepted Resolution 10-05-22-01 for Act 57 of 2022 regarding delinquent real estate taxes.

**DISCUSSION ON THE HEALTHY COMMUNITIES OUTREACH SERIES HELD AT LISTRAK ON 9/12, 10/17, & 11/14/2022:** B. Harris encouraged members to spread the word about this outreach series. Alice Yoder spoke about what makes a healthy community during the first session. Session 2 will be 10/17/22 focusing on countywide and regional planning and session 3 will be 11/14/2022 focusing on the local governments role in fostering healthy communities. They are using this series as a spring board to the comprehensive plan next year to get as much participation from the public as possible.

B. Harris mentioned that the Township is starting to delve into the 2023 budget and with three quarters in the books we are starting to see a clear picture of where this year will end. There was a WESC meeting on Monday night where a draft budget was presented to the board. WESC will finalize that budget at their December meeting.

There will be a conditional use hearing for Rock Lititz for the educational facility at the October 19, 2022 meeting. They were in front of the Planning Commission last week and received a favorable recommendation.

K. Kauffman asked about the work being done at the former Specialty Bakers property. Harris stated that there is demolition work being done at this time. The intention is to get rid of the existing rock on the site and then just have a stone parking lot. Harris had a discussion with N. Pelger in regards to truck parking and that turning in to something

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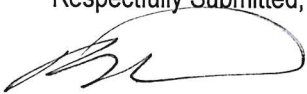
that would require a land development plan. They are planning to do some landscape planting along the road to make the area look a little nicer.

K. Gutshall asked about the proposed sidewalks along the north corridor of Route 501. Harris stated that there has been no news on the LSA awards to date.

**NEXT MEETING:** October 19, 2022 at 7:00 p.m.

**ADJOURNMENT:** On a motion by J. Strathmeyer and seconded by K. Gutshall, the meeting was adjourned at 7:32 a.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'BH' with a large loop, positioned above the printed name.

Brian Harris  
Township Manager