



Warwick Region Comprehensive Plan Update

## Community Planning Meeting #6

*October 12, 2023*

*Warwick Middle School Auditorium*

# Community Planning Meeting #6

7:00pm

- Welcome and Purpose of the Meeting
- Comprehensive Planning 101
- Community Engagement Process: By the Numbers
- Public Meetings Recap
- Final Perspectives
- Next Steps
- Public Comment

9:00pm

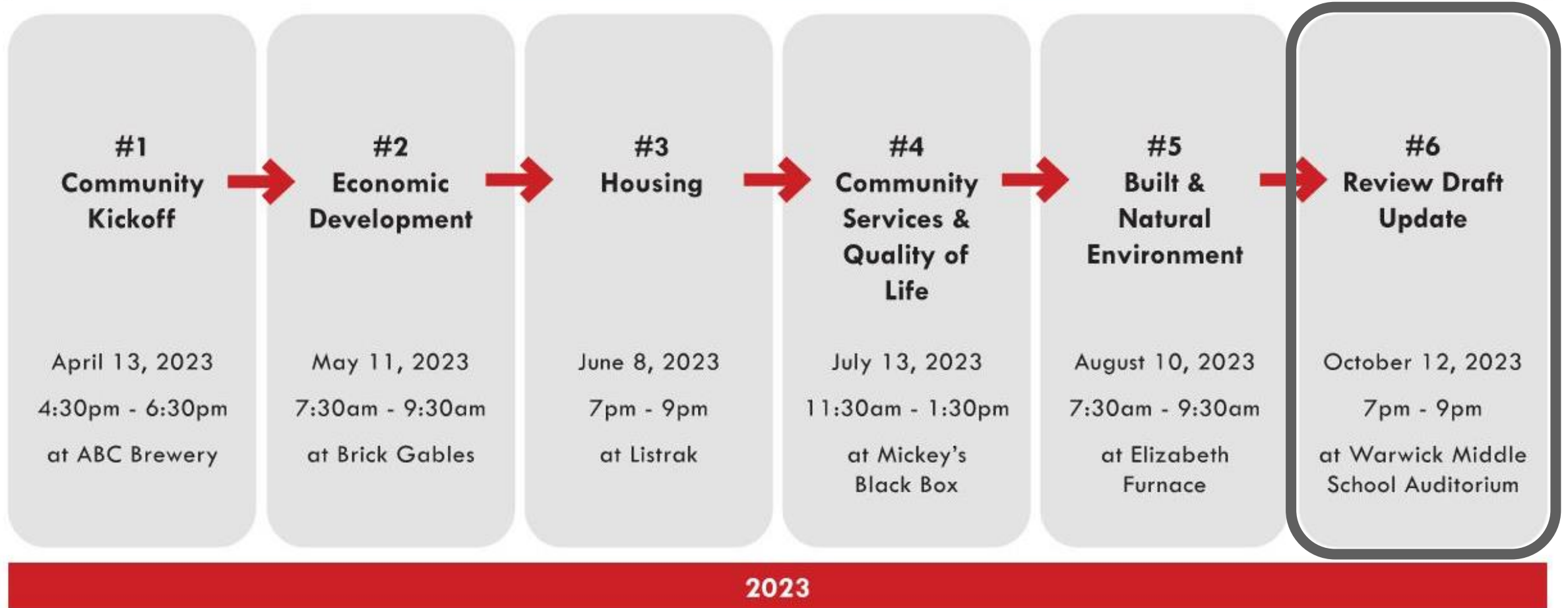
Warwick Region Comprehensive Plan Update





# Project Timeline

## Public Meetings Timeline & Topics



# Glossary of Acronyms

- ARPA: American Rescue Plan
- BMP's: Best Management Practices
- CWG: Core Work Group
- LRCDC: Lititz Regional Community Development Corporation
- PAMPC: PA Municipalities Planning Code
- SC2030 Update: Strengthening Community 2030 Update
- SWM: Stormwater Management
- UGB's: Urban Growth Boundaries
- WRJSCPlan/JSCPlan: Warwick Region Joint Strategic Comprehensive Plan

# Welcome and Introductions

## Steering Committee

### Warwick Township

Ken Eshleman  
Ken Kauffman  
Tom Zug  
Dan Cicala  
Dale Keeney  
Brent Kreider  
Joyce Gerhart  
Alex Piehl  
Brian Donmoyer  
Sue Verdegem  
Karen Mailen

### Lititz Borough

Karen Weibel  
Cory Van Brookhoven  
Steve Lee  
Rebecca Branle  
Rob Myallis  
Duane Ober  
Scott Hain  
Gaylord Poling  
Charis Pankratz  
Deborah Willwerth  
Ryan McCrory

### Elizabeth Township

Carol Moulds  
Jordan Martin  
Jason Garman  
Harold Fox  
Jeremy Sauder  
David Snavelly  
Laura Snavelly  
Matt Clair  
Jim May  
Shawn Musser  
Ben Hurst  
Amos Lapp  
David Brubaker  
Tom Zorbaugh

## Core Working Group

Brian Harris  
Billy Clauser  
Ezra Rothman  
Jim Wenger  
Mark Evans  
Pat Moulds

Elijah Yearick  
Barbara Kreider  
April Hershey  
Kelly Gutshall  
Kendel Baier

Loren Miller  
Dan Zimmerman  
Melanie Calender  
Mike LaSala  
Rick Jackson

# 1.1. Purpose of Steering Committee/Public Meeting #6

## A. Purpose:

1. Review the results of the Community Engagement process and what the “experts” and the public had to say
2. What these messages mean to/for the Strengthening Community 2030 Update (SC2030 Update)
  - What’s “old” or remains the same?
  - What’s “new”?
  - What must we do “differently”?
3. Gain further input from the Steering Committee and the public; from the Steering Committee first and from the public prior to the meeting’s conclusion at 9:00 PM

Following which, the SC2030 Update will be drafted

# 1.2. Purpose of Steering Committee/Public Meeting #6

B. Notes regarding the following PowerPoint slides:

1. The slides are dense in content...why?

- For members of the Steering Committee and public who were unable to attend each of the prior five Public Meetings, these slides can serve as a “summary;”
- With each successive Update, the issues we must confront in this Region become more difficult to solve; therefore,
- It is difficult and derelict to reduce complex issues and the feedback of some 300 attendees into broadly-generalized statements; the “nuance” is too easily lost

2. These slides will be posted to the website for the Steering Committee’s and public’s further, in-depth review



## 2.1. “Comprehensive Planning 101”

- A. The PA Municipalities Planning Code (PAMPC) establishes the basis for and general consistency requirements of county, regional, and local Comprehensive Plans
- B. Comprehensive Plans versus Strategic Comprehensive Plans
- C. Lancaster County’s 2018 Comprehensive Plan Places2040, which was in process during the last update, Forge the Future 2022
- D. Warwick Regional Joint Strategic Comprehensive Plans (JSCPlans) have been conducted with Municipal and School District Partners:

## 2.2. “Comprehensive Planning 101”

	Elizabeth Township	Lititz Borough	Warwick Township
2000 Plan: Warwick Regional JSCPlan	-	X	X
2005 Update: Warwick Region JSCP Update	-	X	X
2012 Update: IMPACT 2017	X	X	X
2017 Update: Forge the Future 2022	X	X	X
2024 Update: Strengthening Community 2030	X	X	X

In addition to the above municipalities, the Warwick School District has been a constant partner throughout these plans and updates.

The above represents a commitment to strategic planning, programmatic updates, and accomplishments that is unprecedented in PA!

- E. The Warwick Regional JSCPlan of 2000 is the primary Comprehensive Plan for Lititz Borough and Warwick Township; meanwhile, Elizabeth Township’s primary Plan remains its 2003 Comprehensive Plan

# 3.1. Community Engagement: By the Numbers

## SC2030 Update: Community Meetings

Public Meeting #1: Community Kickoff	April 13, 2023	88 Attendees
Public Meeting #2: Economic Development	May 11, 2023	65 Attendees
Public Meeting #3: Housing	June 8, 2023	65 Attendees
Public Meeting #4: Community Services & Quality of Life	July 13, 2023	52 Attendees
Public Meeting #5: Built & Natural Infrastructure	August 10, 2023	35 Attendees
		<b>Over 300 Attendees!</b>

## 3.2. Community Engagement: By the Numbers

### ■ Notes:

1. The previous slide's topics and meetings have provided the planning framework for the last several updates with similar rates of attendance and participation. Kudos to the public for its participation!
2. During this Update, we had benefit of broad-ranging insights from “topic/subject experts” during Meetings 2 through 5.
3. Each meeting's PowerPoint slides and materials were posted to the SC2030 Update website.
4. Surveys were conducted during the meetings and, via online means, in follow-up to these meetings.
5. Written summaries of each meeting's outcomes have been drafted and will be included in the appendices to the SC2030 Update.

## 4.1. Public Meeting #1: Community Kickoff

During this “Open House” meeting, attendees viewed an exhibit of over twenty years of accomplishments related to the Region’s Strategic Comprehensive Planning efforts. Then, feedback was provided at four stations, focused on Balancing Rural and Built Landscapes; Preserving our Resources, Parks, Recreation, and Community Services; and Final Thoughts and Upcoming Events.

### A. What did we hear from the public?

1. The community appreciates the Region’s commitment to collaborative and results-oriented community planning; our shared accomplishments do not happen by accident
2. The community values and seeks to preserve:
  - Our natural resources
  - The business of agriculture and the lands devoted to agricultural use; and
  - The region’s range of parks, trails, and recreation

## 4.2. Public Meeting #1: Community Kickoff

3. The community is concerned over our lack of affordable housing, especially for essential workers.
4. The community values the historic downtown of Lititz and all that it has to offer; we see opportunity in Rothsville; and we aspire to develop context-sensitive multi-modal transportation and streetscape improvements in our villages and historic centers.
5. Although attendees/participants expressed nuanced viewpoints related to the above topics based on the municipality of their residency, the above topics represent the broad view of the region's residents.
6. Numerous “Final Thoughts” were submitted by attendees; each comment was documented and will be reflected in the appendices to the **SC2030 Update**.

## 4.3. Public Meeting #1: Community Kickoff

B. For purposes of the SC2030 Update, what's "old" or remains the same (from past Plans/Updates); what's new or more urgent; and what should we do differently in the next five years?

### 1. Old/Remains the Same

- Protect/preserve natural areas/resources; agriculture; and parks, trails, and recreation
- Managed growth

### 2. New/More Urgent

- Need for more housing choice and affordability for employees and essential workers

Note: This will be a recurring theme/concern of the public throughout the Community Engagement Process!

## 4.4. Public Meeting #1: Community Kickoff

### 3. To Be Done Differently

- Focus on improving the business opportunities in and the historic centers of Brickerville, Brunnerville, Rothsville, and Lititz

In many ways, the residents of the Warwick Region share the same values, concerns, and aspirations as do the broader residents of Lancaster County, as expressed in Places2040.

This is particularly important to note since the consistency of our Region's Update with the County's Comprehensive Plan is an important benchmark as described above.

Feedback from the Steering Committee?



# 5.1. Public Meeting #2: Economic Development

## A. What did we hear from the Economic Development “Experts?”

1. **Lancaster Chamber of Commerce & Industry:** The County and this Region thrive as a result of their location and broad base of businesses and industries; noting that, unique to this Region, is the live entertainment industry cluster. Successful business climate is composed of housing, transportation, recreation/activity, workforce/jobs, and accessibility. Businesses must be nimble, creative, innovative, smart, and intentional.
2. **Lancaster County EDC:** The County lacks an inventory of commercial and industrial-zoned land that is available for business attraction and retention; this lack of land is evidenced by extremely low vacancy rates. Challenges include complications of “brownfield” and infill/redevelopment, lengthy/unpredictable approval processes, labor supply, and lack of workforce housing.

## 5.2. Public Meeting #2: Economic Development

3. Lancaster County Planning Department: GIS data indicates that 1,051-acres of vacant land exists in the Warwick Region of which a small percentage is zoned “non-residential;” further GIS analysis indicates that 240-acres may be suitable for non-residential development along the Region’s primary corridors. Meanwhile, the density of this Region’s residential development is below the County’s goal which places stress upon our Urban Growth Boundaries (UGB’s). The Warwick Region is encouraged to manage large vacant tracts within UGB’s; prioritize infill and redevelopment; build more compactly and efficiently; and connect housing, jobs, transportation, services, and other destinations.

## 5.3. Public Meeting #2: Economic Development

4. **Panel of Practitioners: On Barriers to Growing and Retaining Businesses:** staffing/workforce in general; downtown parking and traffic congestion; managing growth and its timing; stress on UGB's; connection of businesses to housing, transportation, and land; land zoned for essential businesses; limited supply of tradespeople; staffing in medical/healthcare; lack workforce trained in medical skills; volatility in salaries/compensation for healthcare sector; retaining and attracting talent/workforce; lack of affordable housing; transportation choices to match workforce needs/wants. **On Missing Skills That Should Be Encouraged:** direct link of businesses to schools/curriculums; technical training and staffing; drivers and tradespeople; skilled workforce for all of our industry clusters; land for manufacturing/production; focus on the needs of the Region's industry clusters; and walkable access to our businesses. **On the Impact of High-Cost Housing and Lack of Choice:** this is a county, state, and national problem (solve it with these partners); resolve the mismatch in housing stock vs need; businesses must be involved in the solutions; solutions should address connectivity and transportation; and get past the stigma of higher-density housing. **On the Importance of Innovation:** Embrace innovation, boldness, and creativity; focus on retention and redevelopment; work together; efficiency in land use; recognize the role and contributions of small businesses to the broader region; and recognize how unique this region is in its ability to collaborate with its neighbors!

## 5.4. Public Meeting #2: Economic Development

### B. What did we hear from the public?

1. In the next five years, our economic development efforts should focus on:
  - Flexibility in zoning, mixed-use, and creativity to promote economic development
  - Housing affordability and choices for the region's workforce/employees
  - Two-way education for business owners' success and students' career opportunities
  - Understand the changing agricultural economy and impact of high land costs
2. The barriers that concern us the most and should be removed/reconsidered:
  - Zoning and land use that should be supportive of new and existing businesses
  - Affordability of housing (through mixed-use and ADU's), including employer initiatives
  - Transportation improvements that are supportive of businesses' and employees' needs
  - Others: Training and education and collaboration

## 5.5. Public Meeting #2: Economic Development

3. To enhance workforce job skills and attract talent, we should:
  - Focus on teaching the skills needed by our region's industries/clusters and creating awareness of those jobs/opportunities
  - Address housing affordability and access for our region's workforce
  - Continue to focus on/maintain our quality of life
  - Promote the region

## 5.6. Public Meeting #2: Economic Development

C. For purposes of the SC2030 Update, what's "old" or remains the same (from past Plans/Updates); what's new or more urgent; and what should we do differently in the next five years?

### 1. Old/Remains the Same

- Due to lack of land (in Lititz) and/or appropriately zoned land (in the Region), focus of zoning, mixed-use, and flexibility
- Focus on educational support/mentoring for business owners and students and better link businesses and students
- Continue to focus on the Region's quality of life as an attractor

### 2. New/More Urgent

- Focus on housing choices and affordability for employees and essential workers
- Improve on multi-modal transportation choices for businesses, agriculture, and employees
- Focus on workforce/skill development for all of the Region's industries

## 5.7. Public Meeting #2: Economic Development

### 3. To Be Done Differently

- Work closely with the Region's businesses/industries, transit agencies, LRCDC, established committees, and stakeholders to address the above matters with a focus on connectivity (transportation, employment, housing, services)
- Where and when appropriate, conduct community-based planning initiatives and/or charrettes as catalysts for economic development and housing efforts, especially in our historic centers; however, also consider regional impact projects (IE: Lancaster Airport Master Plan) and projects involving local sourcing of materials that impact our economy (IE: building materials)
- Strengthen partnerships between the region's employers, the School District, and Career and Vocational institutions

### Feedback from the Steering Committee?

## 6.1. Public Meeting #3: Housing

### A. What did we hear from the Housing “Experts?”

1. Warwick Region Real Estate Professional: The Region’s owner-occupied housing availability continues to be volatile. However, available housing inventory continues to decline at a rate lagging behind demand and, while mortgage interest rates had been low for a sustained period, in 2023 they have markedly increased. Consequently, with housing prices continuing to increase, cash sales are snuffing-out competition for home sales. While these are national trends, our local reality is exacerbated by the Region’s being recognized as a highly-attractive place to live.



## 6.2. Public Meeting #3: Housing

2. Lancaster County Housing & Redevelopment Authority: At a countywide level, demand for affordable rental housing far exceeds inventory and the rate at which new rental units are built. From 6/2021 to 6/2022, rents increased by 9% to an average of \$1,346/month, while single-family home prices increased by 14% to \$249,300; in the Warwick Region, these figures are \$1,207/month and \$255,700. 44.36% of the Region's renters are cost-burdened; 17.54% of homeowners are cost-burdened. Constrained vacancy rates (5.3% actual versus 9% ideal) and resulting high cost of housing disproportionately impact lower-income households; our housing stock (predominantly larger Single Family Homes) does not match market needs (of smaller and single-person households); and mobility is extremely limited.

These are not just “local” issues; they’re national issues!

## 6.3. Public Meeting #3: Housing

3. **Lancaster County Planning Department:** The Region's housing stock is dominated by Single Family Housing (70%), the most-flexible residential zoning is found in Lititz Borough, and a relatively limited supply of residentially-zoned land remains "available" in the Region. Rental rates within the Region are not affordable to childcare workers, home health and personal care aides, medical assistants, construction laborers, and some teaching professionals. The stigma surrounding multi-family, higher-density development must be confronted and complex zoning provisions should be reconsidered. Until we do, the County falls further behind in reaching its density goals for lands within UGB's.

## 6.4. Public Meeting #3: Housing

4. **Panel of Practitioners: On Municipal Policies/Practices:** stop making housing “illegal;” while ADU’s (Accessory Dwelling Units) are helpful, be more proactive/predictable in obtaining approvals; reverse the mismatch of housing that’s built versus what’s needed; make “doing the right thing” be the “by right thing” (not via special zoning approvals); and provide developers with incentives. **On Employer & Non-Profit Policies/Practices:** consider Employer Assisted Housing programs (for rental and owner-occupied housing); improved transportation and transit choices (to reduce the cost-burden of commuting); and reconsider “company towns” of old. **On Infrastructure Improvements:** reduce reliance on personal vehicles; locate housing (and places of employment) along transit corridors; implement “Complete Streets;” expand utility and transportation infrastructure to match UGB’s; and be creative (regionalize?) stormwater management which drives development costs.

## 6.5. Public Meeting #3: Housing

### B. What did we hear from the public?

The following represents the results of survey exercises conducted as part of this meeting:

1. 91% of the meeting's attendees agree/strongly agree that the lack of affordably priced housing is a significant problem in the Region.
2. A wide range of housing types should be permitted in Lititz Borough and Warwick Township; a lesser range of housing types is appropriate in Elizabeth Township.
3. For many reasons, unanimous support was expressed by attendees relative to supporting/allowing residents to adapt their homes for aging-in-place.

## 6.6. Public Meeting #3: Housing

4. For many reasons, unanimous support was expressed by attendees for the Zoning Ordinances of the Region's municipalities to permit a wider range of housing in a manner that is context-sensitive to each municipality.

In addition to the above feedback garnered from the meeting's attendees, 149 persons responded to the online version of the survey exercise. Between "live" and "online" survey responses, the results were closely aligned as outlined above.

## 6.7. Public Meeting #3: Housing

C. For purposes of the SC2030 Update, what's "old" or remains the same (from past Plans/Updates); what's new or more urgent; and what should we do differently in the next five years?

### 1. Old/Remains the Same

- Reduce barriers and provide for a broader range of housing types, sensitive to the context and infrastructure capacity of each municipality, in order to expand choices and address affordability
- Allow older residents to adapt/modify their homes for aging-in-place, including potential establishment of Accessory Dwelling Units (ADU's)

### 2. New/More Urgent

- By reducing barriers, considering incentives, and "doing things differently," address affordable housing; it is this Region's biggest challenge

## 6.8. Public Meeting #3: Housing

### 3. To Be Done Differently

- Collaborate with local organizations on best practices by which to effect housing affordability in the Region
- Work closely with the Region's businesses/industries, transit agencies, LRCDC, established committees, and stakeholders to address the above matters with a focus on connectivity (transportation, employment, housing, services)
- Where and when appropriate, conduct community-based planning initiatives and/or charrettes as catalysts for housing and economic development efforts, especially in our historic centers
- View housing choice as essential infrastructure, vital to the health of our businesses/industries and the Region's economy
- Allow more types of housing to be developed by-right as opposed to by condition or special exception
- Consider flexibility in the administration of costs and fees related to development

### Feedback from the Steering Committee?

# 7.1. Public Meeting #4: Region's Services/Quality of Life

## A. What did we hear from the Keynote Speaker?

1. **Former Warwick Township Manager:** The Region is recognized as having a high quality-of-life standard driven by the municipalities' collaboration and cooperation. Among other initiatives, Regional collaboration, cooperation, and patience have resulted in the following initiatives: Lititz Watershed Alliance, Warwick Emergency Services Commission (WESC), Northern Lancaster County Regional Police Department (NLCRPD), Venture Lititz, Warwick-to-Ephrata Rail Trail, and Transferable Development Rights. Quality of life doesn't happen by accident; it takes planning, intentionality, and accountability.



## 7.2. Public Meeting #4: Region's Services/Quality of Life

### B. What did we hear from the public prior to the Panel Discussion?

The following represents the results of survey exercises conducted as part of this meeting prior to the Panel Discussion:

1. Attendees would like to see the Region and its service organizations invest time and resources in the following areas:
  - **Health & Wellness:** Mental health support and youth programs and in expanding fitness facilities and upkeep of parks
  - **Arts & Education:** More support for schools, the arts, and education and support for different ways of teaching
  - **Public Safety:** Police and fire support and maintenance of accessibility and training
  - **Community Recreation:** Support trails, parks, and Lititz Rec Center and teen and youth support

## 7.3. Public Meeting #4: Region's Services/Quality of Life

- **Natural Environment:** Continue farm and natural area preservation and suppress invasive plant species while planting native plants and trees
  - **Library/Community Learning:** More education classes and programs and continued support of the Public Library
  - **Community Services/Food Security:** Support food security and other/related efforts
  - **Senior Support Services:** Provide more support for our seniors and their specific transportation needs
2. Investments of time/resources should include ARPA-eligible programs, group programs, flexible bus routes, and affordable recreation
  3. In the next five years, our quality of life will be most-challenged by affordability/cost of living, housing, volunteerism, natural area and agricultural preservation, security and safety, and traffic/transportation

## 7.4. Public Meeting #4: Region's Services/Quality of Life

### C. What did we hear from the Panel of Practitioners?

1. **Lititz RecCenter:** Focus is on programs and facilities in a Region where health/wellness are key indicators of quality of life. Challenges include meeting the unique needs of each age group and managing and/or expanding limited space.
2. **Warwick School District:** Pre-K through 12th grade; focus on Academics, Arts, Athletics, and Altruism (4A's); and equitable choice. Challenges include declining enrollment; students receiving free or reduced-cost lunches; homelessness; students' mental health; demographics/diversity; myths and misinformation; and support for/of students.

## 7.5. Public Meeting #4: Region's Services/Quality of Life

- 3. Senior Housing/Care Provider:** County and Region are known for retiree services and sizes and complexities of facilities vary widely. Consequently, challenges include perception as “Big Business” versus reality of being a small facility; supply chain issues for construction projects; dependence on volunteers; and concern for residents’ connectivity to the community.
- 4. Lititz Public Library:** The Library is on pace to serve the community at pre-COVID levels! Challenges include technology and its cost; demand for space; majority of staff is paid; and the Library depends on generosity from the community.
- 5. NLCRPD and Lititz Police Department:** Although two departments, both are aligned around responsibilities, mission, and values. Their challenges are similar and include focus on training and professionalism; national backdrop of disregard/lack of appreciation for law enforcement; and retention/recruitment in the face of a lack of qualified candidates.

## 7.6. Public Meeting #4: Region's Services/Quality of Life

6. **WESC:** Unique role in coordinating subcontracted fire and ambulance services within the framework of a “commission;” key difference is that ambulance staff are predominantly paid, while firefighters are predominantly volunteers. The two primary challenges thus faced include finding and retaining volunteers and continuing volunteer services while preparing for the possibility of paid services.
7. **Warwick Community Hub:** Formed organically in early 2023 to address food insecurity; however, through close alignment with Police Departments became engaged in housing insecurity as well. Challenges include maintaining momentum; building capacity; and building-out of network and referral system.

Interestingly, these organizations cite partnering around shared concerns/needs as key to their on-going mission, service, and capacity-building; from volunteerism to financial resources to growing/finding staff.

# 7.7. Public Meeting #4: Region's Services/Quality of Life

## D. What did we hear from the public after the Panel Discussion?

1. How could the Region's residents and municipal leaders best support your organization in the next five years?
  - **Education:** Better support of teachers/staff in these times; additional staffing, both professional and support; control of misinformation; and expand connections to senior care communities
  - **Public Safety:** Address non-emergency transport of residents to/from hospitals and/or medical care and address long-term retention/attraction of personnel (opportunity for collaboration with the School District?)
  - **Recreation:** Understand changing demographics and impacts; adapt to change; expand partnerships; secure funding
  - **Library/Community Learning:** Engage community on needs/expectations and expand community education programming

## 7.8. Public Meeting #4: Region's Services/Quality of Life

- **Community Services:** See above Panel Discussion
- **Senior Services:** Reduce seniors' challenges; encourage volunteerism; housing vouchers; and charitable funding

2. How would you like to see this organization adapt and evolve to better meet the needs of the Region?

- **Education:** Increased career learning for students via local businesses (could be beneficial to teaching staff); increased partnerships and engagement (to counter current environment); and support District's Comprehensive Plan
- **Public Safety:** See above
- **Recreation:** Education; promotion; responsiveness to safety needs; and adaptability
- **Library/Community Learning:** Additional programming with focus on diversity and explore new ways to provide services

## 7.9. Public Meeting #4: Region's Services/Quality of Life

- **Community Services:** See above Panel Discussion
- **Senior Services:** Implement shared ride/transit system (could serve to address above “non-emergency transport” concern)

3. What is one thing you would like to see that could enhance the quality of life within the Region in the next five years?

- **Education:** Address homelessness and housing affordability and meaningful childhood education and daycare services
- **Public Safety:** See above
- **Recreation:** Air quality; trails; housing affordability; and outdoor fitness/training
- **Library/Community Learning:** Expand daytime programming, especially for seniors and teenagers
- **Community Services:** Power Pack lunches and delivery to/through John Beck ES to better serve Elizabeth Township
- **Senior Services:** See above



## 7.10. Public Meeting #4: Region's Services/Quality of Life

E. For purposes of the SC2030 Update, what's "old" or remains the same (from past Plans/Updates); what's new or more urgent; and what should we do differently in the next five years?

### 1. Old/Remains the Same

- Link students to the Region's businesses, industries, and community service organizations
- Address housing affordability and lack of choices to attract families and begin reversing trend of declining school enrollment
- Continue to focus on and fund the changing needs of the community relating to recreational facilities and programming
- Plan for, respond to, and continue to fund the Region's library and community learning needs

# 7.11. Public Meeting #4: Region's Services/Quality of Life

## 2. New/More Urgent

- Plan for the day when paid/career fire fighters may be required to replace volunteer fire fighters
- Address climate of disrespect/disregard for and address the challenges of recruiting/retaining public safety officers
- Support the Region's education system, staff, teachers, and students and connect students with mentors and seniors
- Address increasing rates of poverty, homelessness, and food insecurity and lack of early education and daycare services
- Improve non-emergency healthcare mobility and transportation, possibly as part of a senior care-sponsored transit system
- Address connectivity and mobility challenges of and advocate for housing vouchers for senior citizens

# 7.12. Public Meeting #4: Region's Services/Quality of Life

## 3. To Be Done Differently

- Continue to support the volunteer emergency response system as it faces the aging-out of many volunteers, but plan for and take steps to address the possibility of migrating to a partially or fully-paid system.
- Collaborate with service providers on best practices; conduct community planning initiatives to address the above concerns
- In the future, consider measuring the Region's quality of life in terms of annual "Community Health Assessments" and/or the "Community Indicators Project"

Feedback from the Steering Committee?

# 8.1. Public Meeting #5: Built & Natural Infrastructure

## A. What did we hear from the Infrastructure “Experts?”

1. Water Resources & Climate Mitigation: This Region has long been committed to holistic health of ecosystems and watersheds; these efforts pre-dated the 2000 WRJSCPlan. Our challenge is to mitigate flooding, while improving water quality and the public water supply; this is most-effectively accomplished through floodplain and wetland restoration, the Region’s success with which is demonstrable. The challenges we face in the next five years relate to sustainability and climate resiliency, for which we’ve already witnessed successes during both drought and highwater events. Keep moving forward!

## 8.2. Public Meeting #5: Built & Natural Infrastructure

2. **Municipal Leadership:** In addition to governance, “hats worn” include Lititz Run Watershed Alliance and Millport Conservancy. It is of important that we remain committed to community-wide planning and implementation, without which the Warwick Region would not be recognized as a highly-desirable area in which to live, work, and play. Successes include unprecedented, routine Updates to the Region’s Comprehensive Plan, reclassification of Lititz Run, Warwick-to-Ephrata Rail Trail, collaboration with the School District, and the inclusion of Elizabeth Township in the Regional collaborative. Primary challenges continue to be funding, keeping the Region engaged in these matters, and identifying next generation of leaders.

## 8.3. Public Meeting #5: Built & Natural Infrastructure

3. **Lancaster Farmland Trust:** Agricultural preservation must consider long-range land use policy and continued preservation of prime farmland; therefore, the LFT has worked closely with the County's Agricultural Preserve Board to preserve over 135,000-acres of farmland, approximately 5,000-acres of which is located in this Region. Much of this preservation has been accomplished through Transferable Development Rights (TDR's). Successes and challenges include this Region's focus on farming and its capacity for change (for example, pivoting from dairy to crop production); competing interests and cumbersome governance; extreme pressures of land cost; resultant impacts on heritage/culture; protection of water quality and supply; and stormwater/erosion control compliance. Keep it up!

## 8.4. Public Meeting #5: Built & Natural Infrastructure

4. **Warwick Municipal Authority:** Primary role is in assuring adequacy of water and wastewater services in Warwick Township, in collaboration with Lititz Borough. Focus is on maintaining existing water and wastewater infrastructure, meeting regulatory requirements, and managing capital expenditures. Challenges confronted by the Authority include aging/vulnerable infrastructure, demands of new development, inflow and infiltration into sewer systems, and attracting/retaining qualified staff. Maintain access to infrastructure so as to properly maintain.
5. **Lititz Borough Operations:** Similarly, primary role is in assuring the adequacy of water and wastewater services in Lititz Borough, while collaborating with Warwick Township. Considerable focus is on maintaining existing water and wastewater infrastructure, meeting regulatory requirements, and managing funding and capital expenditures. Continue to work together.

## 8.5. Public Meeting #5: Built & Natural Infrastructure

### B. What did we hear from the public?

1. Exercise: In the next five years, we should protect and enhance our built and natural resources in the following ways:
  - **Climate Mitigation:** Reforestation, green infrastructure and conservation networks, public education, enhancing Lititz Run, floodplain remediation, and stormwater enhancements.
  - **Water and Natural Resources:** Lititz Run clean-up, restoration of critical recharge areas, managing invasive plants, floodplain remediation, and supporting preservation organizations.
  - **Agricultural Resources:** Less toxins, TDR program, assisting farmers, outreach programs, Urban Growth Boundaries, and conservation practices



## 8.6. Public Meeting #5: Built & Natural Infrastructure

- **Transportation and Infrastructure:** Reducing traffic, continuing to address flooding, move truck traffic, maintain the Region's trail system, and proactive maintenance.
- **Historic Resources:** Adaptive reuse, Main Street ethic, education, strengthening of zoning, enhancement efforts, and encouraging protection.

### 2. Small Group Discussion

A. How should we protect and enhance our built and natural resources in the next five years?

- **Climate Mitigation:** Flood mitigation and infrastructure protection, identify locations/corridors for beneficial restoration, collaborate with neighboring municipalities.
- **Water and Natural Resources:** Address flooding along Route 501 and in Lititz, maintenance and lifecycle planning for BMP's, management of invasive species, reforestation and management of growth, and restore critical recharge areas.

## 8.7. Public Meeting #5: Built & Natural Infrastructure

- **Agricultural Resources:** Retain preservation as top priority, outreach/assist landowners, expand use of TDR's, cognizance of changes to UGB's, strong ag zoning, and correlate riparian and access easements on preserved farms
- **Transportation and Infrastructure:** Prioritize investment, balance infrastructure with housing affordability, manage development with infrastructure capacity, and transportation systems that support business, workforce, and housing.
- **Historic Resources:** Adaptive reuse and funding to support preservation, restoration, and repurposing.

B. What are greatest threats to these resources in the next five years?

- **Climate Mitigation:** Flooding, not learning from history, and apathy.
- **Water and Natural Resources:** Development and impervious cover, flooding and “mega events, outdated SWM infrastructure, protecting the quantity and quality of our water supply, and unchecked spread of invasive species.

## 8.8. Public Meeting #5: Built & Natural Infrastructure

- **Agricultural Resources:** Subdivision of large farms, flexibility for additional on-farm uses, expansion of UGB's.
- **Transportation and Infrastructure:** Connectivity along Route 501 corridor north of Lititz, SWM and flood control, changes in environmental regulations, and need for prioritized upkeep of aging infrastructure.
- **Historic Resources:** Desire for redevelopment versus desire to demolish and “demolition by neglect”

## 8.9. Public Meeting #5: Built & Natural Infrastructure

C. For purposes of the SC2030 Update, what's "old" or remains the same (from past Plans/Updates); what's new or more urgent; and what should we do differently in the next five years?

### 1. Old/Remains the Same

- Learn from our history and defend against apathy
- Retain/expand TDR program, balance agricultural zoning provisions (strength and flexibility), and work to resolve disparities in agricultural preservation easements
- Continue to prioritize infrastructure investments while assuring that development doesn't outpace infrastructure capacity
- Continue to promote and secure funding to preserve, restore, and repurpose historic resources; avoid demolition by neglect

# 8.10. Public Meeting #5: Built & Natural Infrastructure

## 2. New/More Urgent

- View flood and wetland mitigation and groundwater recharge as economic and environmental opportunities in face of climate change; implement reforestation efforts; and maintain public lands, especially from invasive species
- Manage development and increased impervious cover and address outdated or insufficient stormwater infrastructure
- Control subdivision of large agricultural properties and manage UGB's
- Consider future corridor improvements to Route 501 and revisit prior planning related to and designation of Route 772

# 8.11. Public Meeting #5: Built & Natural Infrastructure

## 3. To Be Done Differently

- Work across the Region's shared boundaries with those municipalities that surround, agencies that serve (such as Lancaster Airport Authority and Red Rose Transit), and/or projects/initiatives that could impact our Region
- Anticipate and plan for new regulations that could impact the Region's built and natural infrastructure; meanwhile monitor access to broad-band service
- Collaborate with service providers on best practices; conduct community planning initiatives to address the above concerns
- In the future, consider viewing housing choice as essential infrastructure

## Feedback from the Steering Committee?

## 9.1. Final Perspectives

When the SC2030 Update is adopted in 2024, twenty-five years will have passed since the first Warwick Regional Joint Strategic Comprehensive Plan was undertaken in 1999. ELA Group was privileged to work with the municipalities and Consultant Team on that original Plan. As the Region grew to include all three municipalities of the Warwick School District, it has been ELA Group's privilege to work with LandStudies and Derck & Edson on virtually each update since. Although "consultants," our firms and staffs are invested in this community; we live here, we work here, we play here; we've raised families here. We care deeply about this community and its future. We always have and always will. Please indulge me as I share the following personal perspectives this evening.

## 9.2. Final Perspectives

- First, the issues we now face are considerably more complex than they were twenty-five years ago. We knew this day would come, when the decisions will be much more difficult to make. However, as you may have noticed, we will face these challenges by working even closer together over the next five, ten, and twenty-five years. That is what we will do differently this time around.
- Second, we will work together because that is our unique and shared heritage as a Region. For twenty-five years, we have set the Commonwealth of Pennsylvania's enviable standard for collaboration in community planning and in achieving regional success. We should be rightfully proud of this accomplishment.
- Third, especially when it comes to affordable housing and housing affordability, there are many more resources available to us today that didn't exist twenty-five years ago. These resources include coalitions and practitioners, success stories and best practices that we must lean-into in order to build the solutions that are right for our community.



## 9.3. Final Perspectives

- Fourth, having said the above and as a passionate advocate for affordable housing, this Region, alone, cannot solve the gap that exists between the cost of housing and the incomes earned in our poorest households, those households that work multiple jobs for which combined compensation still does not amount to a livable wage or income. There's work to be done in this realm. Our community can and must help find the solutions to this gap.
- Finally, in each of the last few Updates, the planning team has been challenged to do a bit of anticipatory/"what if" kind of planning, looking ahead into the next five years to anticipate those surprises that might lie ahead. Six years ago, we did not and could not see the times in which we now find ourselves, in which long-standing community institutions are faced with disquiet, mistrust, and disrespect. We are better than this and we must hold ourselves accountable to being better than this. Our ability to continue collaborative problem-solving into the next twenty-five years hangs in the balance.

Again, these are my personal perspectives, as a long-time member of this community.

Richard L. Jackson, RLA

## 10.1. Next Steps

- A. Following tonight's meeting, the Consultant Team will begin drafting the Strengthening Community 2030 Update.
- B. The Consultant Team and Core Work Group (CWG) will also participate in a late October meeting with the Lancaster County Planning Department relative to the calibration of our Region's Urban Growth Boundaries. Following this meeting, the Consultants and CWG will finalize the Initial Draft Update and Maps, including the "Future Land Use Map."
- C. The Initial Draft Update and Maps will be presented to and reviewed by the Steering Committee in the latter part of December or in January 2024.

## 10.2. Next Steps

- D. Upon receipt of the Steering Committee's comments, the Public Release Draft Update and Maps will be prepared and submitted to the Region's municipalities, the Lancaster County Planning Department, and the Region's surrounding municipalities for review as prescribed in the PAMPC.
- E. Subject to comments which may (or may not) be received, the Strengthening Community 2030 Update should be adopted by the municipalities within the second quarter of 2024.

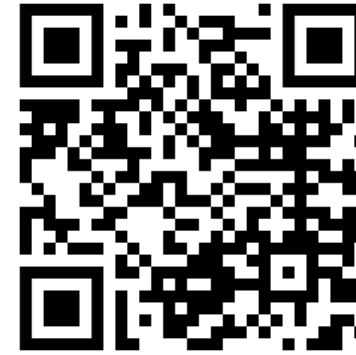
Notice of Public Meetings that will be conducted during the above steps will be provided in accordance with the PAMPC.

# 11. Public Comment

## Feedback from the Community?

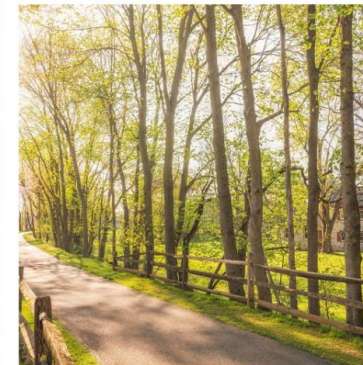
If you have further comments, questions, or suggestions please email me at [rljackson@elagroup.com](mailto:rljackson@elagroup.com) by end of day on October 27, 2023.

# Strengthening Community 2030 website



Warwick Township, Lititz Borough,  
and Elizabeth Township

Strengthening Community 2030 is an initiative designed to involve you and other community members in important planning



Warwick Region Comprehensive Plan Update

Warwick Township

Lititz Borough

Elizabeth Township



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## Warwick Region Comprehensive Plan Update

Warwick Township

Lititz Borough

Elizabeth Township



Home About Events Documents

BE HEARD

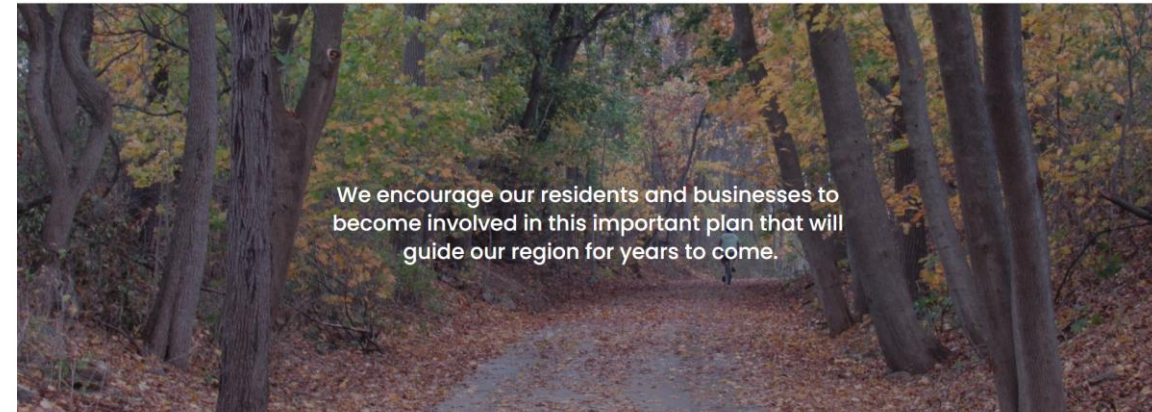
## Be Heard

Wish to share your thoughts on the direction of our community but are unable to attend an upcoming meeting? Drop us a note here.

Name \*  
   
First Name Last Name

Email \*

Phone  
    
(###) ### ####



Join us and contribute to  
the future of our  
community.

Sign up to be the first to know about our upcoming Strengthening Community 2030 events, meetings and updates.



# Strengthening Community 2030 on Facebook

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Elizabeth Township, Litzitz Borough, and Warwick Township in northern Lancaster County have joined together to update their Comprehensive Plan, making ... See more

366 people like this

391 people follow this

<https://www.strengtheningcommunity2030.com/>

Typically replies within a day

Send message

administrator@warwicktownship.org

Community

**Photos** See all

**Upcoming events** See all

**THU, APR 13 AT 4:30 PM**  
**Community Kickoff!**  
Appalachian Brewing Co. - Litzitz  
39 guests

Interested

**Create post**

Photo/video Check in Tag people

**Strengthening Community 2030**  
March 17 at 2:36 PM

Did you know Warwick Township, Litzitz Borough, and Elizabeth Township are partnering for another update to our Joint Strategic Plan? Originally started in 1999, we have progressed through 3 updates and are currently working on our 4th, Strengthening Community 2030. Below is a timeline that illustrates just a few of the results from these plans; we're sure you'll recognize a few.

**STRENGTHENING COMMUNITY 2030**

1999-2006  
2006-2017  
2017-2022  
2022-2030

It all starts with a plan...

In December 1999, Litzitz Borough and Warwick Township, in collaboration with the Warwick School District, adopted the very first Joint Strategic Comprehensive Plan which formulated a vision and plan for the future of the region. An update to the Plan was written in 2006, and then in 2017 Elizabeth Township joined the strategic comprehensive planning process and began 2017 was written. With all the municipalities in the Warwick School District and the school district itself participating, the current 2022 was adopted in 2022. The vision for our region continues with the current Strengthening Community 2030. We welcome the participation of everyone in our community in the process of developing this new plan. Simply scan the QR code to the right to view existing plans and additional information, or visit our website at <https://www.strengtheningcommunity2030.com>

3 Like Comment Share

## Warwick Region Comprehensive Plan Update

Warwick Township

Litzitz Borough

Elizabeth Township





Warwick Region Comprehensive Plan Update

## Community Planning Meeting #6

*October 12, 2023*

*Warwick Middle School Auditorium*