

LITITZ BOROUGH PLANNING COMMISSION
Minutes of Meeting Held April 6, 2021
Held Remotely Via Zoom due to the Coronavirus Pandemic

The April 6, 2021 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Smith, Stauffer, Meyer, Weibel, and Yearick (Alternate) present. Others in attendance were Keith Good of CGA Architects, Mark Fisher of New Holland Coffee Company, Todd Dickinson, and David Brubaker & Steve Lee of Lititz Borough Council. The minutes of the March 2, 2021 Planning Commission meeting were approved on a motion by Smith, seconded by Stauffer with Weibel abstaining due to her absence.

SUBDIVISION/LAND DEVELOPMENT
New Holland Coffee Company/Chilangos Preliminary/Final Plan

Good presented on his client's desires to add a branch of the New Holland Coffee company with a microbrew component to an existing barn at the rear of the Chilangos site. The conversion of the existing garage would include a partial demolition and rebuild of the structure. New outdoor seating for both the coffee shop and Chilangos, and façade improvements to Chilangos was also included in the proposal. Good reviewed the proposed architecture of the building, noting that the rehabilitated barn would include an addition across the northern boundary of the property and would have extensive skylights that would lend a greenhouse effect, with glass doors that could be rolled up during nice weather. Upon presentation of the renderings, Yearick indicated that the Commission had not received any renderings of the proposed changes to the Chilangos façade. A rendering was provided by Good and was shown to the Commission. Good presented improvements which included new windows, a new door, a new awning, and roof treatments that mimicked the duplex adjoining the restaurant.

Piazza asked Yearick whether previous review comments had been addressed. Yearick confirmed that Water/Sewer Comments had been addressed, as well as most of the outstanding comments from both Land Studies and Borough Staff. Yearick also stated that he would like to take some time to review the proposed redesign of the Chilangos to see how the proposed design would fit into the streetscape on North Broad. Smith and Weibel both seconded this comment. Yearick reviewed the streetscape for the Commission and a discussion of street trees, the brick paving band, and the original architecture of the Chilangos building ensued. The Commission also discussed how the proposed architecture would tie in with the recent Toy Soldier proposal.

Good then presented on an issue with safe stopping sight distance (SSSD) with traffic coming south on Pine with the proposed on-street parking. Good then presented two possible requests from his client that would allow their proposed on-street parking to occur without a modification. The first would be to post W. Kleine at 15 mph. The second would be to make Pine Lane one-way. After extensive discussion, Smith stated that he felt that this issue should be addressed by Council before the Commission would be able to act upon this request. Yearick asked if the Commission had any recommendations for Council to consider this request. Smith stated that he could support both options, with a preference for making Pine one-way, but noting that both could be implemented. Weibel concurred, but said that this could also be a zoning issue. Meyer concurred as well. Stauffer said that his preference was for posting Kleine as 15 mph, noting that the one-way proposal on Kleine could have future development impacts particularly

with the Toy Soldier development. Brubaker indicated he was supportive of the 15 mph option. Good indicated he would draft a letter to Council requesting they consider one or both of the proposed options. Good also indicated he would provide a streetscape rendering for the Commission to review by the next meeting.

ORDINANCES

Geothermal Well Ordinance

Piazza inquired how this ordinance originated. Yearick reported that the Borough's Facility Manager and Zoning Officer were desiring a way to regulate geothermal energy systems in the Borough, particularly to exclude them from Zones One and Two of the wellhead protection area. He continued by reporting that he used Warwick Township's ordinance as a base, though the Borough's version would limit the systems to only vertical closed-loop systems due to the smaller lot sizes of the Borough.

Piazza made a recommendation to change the language concerning the testing of the system, and Weibel suggested that the Wellhead protection area map be included to both the Zoning and SLDO ordinances. Both suggestions were incorporated into the ordinance. Smith made a motion to recommend that staff forward the proposed ordinance to the solicitor for review, Stauffer seconded the motion, and it passed unanimously.

OPEN DISCUSSION

Yearick reported on two properties that had sold in the past few weeks that could lead to significant redevelopment opportunities. The first, Fluid Conditioning Products, was purchased by a separate holding company held by the current owners, so would not be a likely candidate for redevelopment. The other was a property on the corner of N. Oak and E. Main, and was within the Borough's Neighborhood Storefront District-1 (NSD-1). Yearick provided an overview of the district noting that it was one of the Borough's most restricted districts allowing only small retail, offices, professional services, upper story residential, nursing homes, and a few special exception uses. The Commission discussed the applicability of the Form-Based codes at the site. Lee inquired as to the zoning of Fluid Conditioning Products, and the allowable uses under the Lititz Run Revitalization District (LRRD).

The discussion of the LRRD evolved into a discussion of Downtown parking and its needs, with Weibel emphasizing the previous parking studies and the need to have a critical need to make a parking garage feasible. Smith mentioned that the businesses and developments downtown have changed significantly since the studies have been done, and that both the Commission and Council should begin discussing the issue in more depth. Weibel concurred suggesting a workshop with Council and the Commission with outside experts assisting with the discussion. The commission discussed and concurred that a workshop on parking and traffic should be held to develop a new vision for downtown moving forward. Dickenson commented about his desire to expand the general hours of downtown retail, and raised the possibility that it could have unforeseen issues from a planning perspective.

ADJOURNMENT

There being no further items, the meeting adjourned 9:15 P.M., on a motion by Stauffer with a second by Meyer.

Respectfully submitted,

Elijah Yearick
Director of Planning & Community Development