LITITZ BOROUGH PLANNING COMMISSION

Minutes of Meeting Held August 3, 2021

The August 3, 2021 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Smith, Stauffer, Weibel, Conaway, and Yearick (Alternate) present. Meyer was excused and Conaway was asked to serve as a full member. Others in attendance were Steve Gergely of Harbor Engineering, Mark & Gwen Will and Mark Evans of WPE Partners, and David Brubaker & Steve Lee of Lititz Borough Council. The minutes of the July 7, 2021 Planning Commission meeting were approved on a motion by Smith, seconded by Weibel.

SUBDIVISION/LAND DEVELOPMENT

456 Golden Street

Gergely presented on adjustments to incorporate the additional units supported by the Commission at the July Meeting. He discussed staff and DEP comments and provided high level responses noting that the comments were largely administrative, and he was comfortable that they could be addressed. Gergely discussed a comment from David Millers & Associates (DMA) that noted that the updated unit count did not exactly match the units acknowledged as part of the conditional use approval for demolition. Gergely stated that he did not believe the change in units would change the grounds for approval. While Weibel agreed, she noted that it was a legal question between the applicant and Council and requested that Yearick follow-up with the solicitor to make sure this change is adequately addressed. Gergely continued by discussing a zoning question regarding fences and screening in the backs of lots 16-18. Piazza inquired whether the rear yards would classify as a primary street to which Yearick responded that both he and the Zoning Officer would interpret the private street as an alley under the form-based code which would allow fences over four feet to be erected at the rear of lots 16-18.

Gergely continued by providing an overview of the relevant subdivision comments, noting that an additional modification would be needed to not dedicate the proposed private alley. The Commission asked Gergely to go through the requested modifications. Stauffer asked whether the modification to SWMO §302.A.1 – to allow an increase to post development runoff for less than 2 year 24-hour storms and SWMO §307.C.1.a.3 regarding the coverage of storm pipes presented any issue. Gergely stated that due to the karst on the property infiltration is not recommended by the geologist which is why the applicant is looking to address water quality and request a modification to the volume. Smith responded that he took no issue with either request and explained that the coverage for the proposed concrete stormwater pipe would be adequate. Weibel and Smith stated that they felt that while comments need to be addressed, there were none outstanding that would change the design presented. Conaway agreed on this point. Stauffer and Piazza stated that they expected to defer approval for another month due to the number of comments to be addressed but agreed to go along with the rest of the Commission on recommending approval.

An email from Todd Dickinson was read stating that he had no objections to the development but requested that construction traffic enter the site from General Sutter whenever possible. The applicant indicated this was noted on their Erosion & Sedimentation Plan and would be followed during construction. Another request from Dickinson was that if any changes to the driveways or curbs of the current residents of Hensley would need to be altered as part of the development, that the developer would assist with those costs. Gergely responded that based on their analysis and DMA’s review, no drainage issues would exist at the extension of Hensley. He noted that while there is an existing low spot on Hensley it is approximately 100 feet north of the connection, and would not be impacted by the development. With no further discussion, Smith made a motion to recommend approval of the 456 Golden Street Plan contingent upon comments from Yearick, DMA, and Entech being addressed, and with the following modifications:

§305 – Preliminary Plan

§403.C.3 & 403.C – Existing features within 200 ft of the subject tract.

§602.A.14 - All proposed streets shall be offered for dedication.

§602.B.2 – Centerline of street shall be the centerline of the right-of-way for the proposed private street.

§602.B.5 – Minimum radius of 150’ for the proposed private street.

§602.F.5 – Minimum radius at intersection of 35’ for the proposed private street.

§607.F.7 – Clear sight triangles for the proposed private street.

§602.H.1.C – Minimum cartway for local street of 34’ and right-of-way of 54’ for for the proposed private street.

§602.I – Private Streets – to allow the for the proposed private street not to be dedicated.

§607.A – Monuments

§609.B.1 – Buffers

SWM §302.A.1 – Volume Controls

SWM §307.C.1.a.3 -Pipe cover within Public Right-of-Way

Weibel seconded the motion and it passed unanimously.

OPEN DISCUSSION

Stauffer began the open discussion by asking about the tendency to granting modifications for the depiction of existing features within 200 feet of the subject tract, noting that it was not typical to pay for that much surveying in current practice. Weibel stated that some distance is necessary to understand the context of development, with Conaway wondering why parcel boundaries would be needed beyond the immediately abutting properties. The Commission requested that Yearick reach out to the Lancaster County Planning Commission to see if they had any guidance on alternative standards to show these features in Boroughs.

Yearick reminded the Commission that a joint meeting would be held between the Planning Commission and Zoning Hearing Board to discuss topics of interest between the two boards. A brief discussion of the agenda topics ensued with Yearick requesting additional items of interest be sent to him for the agenda prior to the meeting. Lee suggested that the Neighborhood Storefront District-1 also be added due to a recent property transfer in the district.

ADJOURNMENT

There being no further items, the meeting adjourned 8:00 P.M., on a motion by Smith with a second by Stauffer.

Respectfully submitted,

Elijah Yearick

Director of Planning & Community Development