

LITITZ BOROUGH PLANNING COMMISSION  
Minutes of Meeting Held August 1, 2023

The August 1, 2023 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Stauffer with members Meyer, Weibel, Stoudt (Alternate), and Dickinson (Alternate). Members Smith and Piazza were excused and Stoudt and Dickinson served in their place. Attending in person was Elijah Yearick. In consideration of the July 5, 2023 Planning Commission minutes, Dickinson indicated he did not second the minute approval since he had been appointed to the Commission at the June meeting. Upon discussion, it was determined that Weibel moved, Smith seconded approval of the June 6 Planning Commission minutes. The amended minutes were then approved on a motion by Weibel, seconded by Dickinson.

COMMISSIONERS FORUM  
Open Discussion

Weibel began the discussion by asking for the other Commissioners' thoughts on the state of parking in the Downtown District, particularly whether Downtown would be at a tipping point with the approval and redevelopment of the Warwick House site. Broadly she wondered whether improvements to parking could be made through shared parking and restriping parking areas, whether the parking studies of 2011 and 2015 should be revisited, or whether the existing parking reduction provisions should be revised.

Dickinson offered that in his discussions with Downtown merchants and Venture Lititz, parking did not seem to be as pressing an issue as it was last year, in part because last year's visitation was an all-time high. In response to this, Stauffer wondered whether a joint meeting with Venture Lititz and Council would still be necessary.

Discussion then turned to the feasibility of updating the previous parking studies. Weibel asked whether planning grants would be available to fund such an update. Yearick responded that while there are likely grant programs available, he questioned whether Lititz would be considered a strong applicant for such funding. Weibel also suggested getting Chief Nye's insights on the parking situation. Stauffer then offered to update the previous study with the assistance of an intern, should the Borough be interested in hiring one. The parking discussion concluded with the determination that the need for a parking study might not be evident until the redevelopment of the Toy Soldier is completed, however the Commission is willing to look closer at the issue if Council is willing to support such a study with funding, an intern, or grant applications.

Yearick then reported to the Commission that he had been contacted by the new owner of the land that was subdivided from St. Luke's Church. They are interested in building higher density residential there and were considering submitting a petition for rezoning. Yearick stated that he responded that higher density and more affordable housing was seeming to be a major theme of the Comprehensive Plan, so there might be support for that effort, though it would not be limited to a single parcel. The suitability of the former Outback Toys building and the Van Anda tract were also discussed.

ADJOURNEMENT

There being no further business Stoudt made the motion, seconded Meyer to adjourn the meeting at 7:15 PM.

Respectfully Submitted,

Elijah Yearick  
Secretary