

LITITZ BOROUGH PLANNING COMMISSION
Minutes of Meeting Held August 2, 2022

The August 2, 2022 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Smith, and Yearick (Alternate) present. Stauffer, Meyer, and Stoudt were excused, Weibel joined via Zoom, and Yearick was requested to serve as a full member. Also in attendance was Brian Harris of Warwick Township, Tim Lester of Entech Engineering, and David Brubaker of Lititz Borough Council. The minutes of the June 7, 2022 Planning Commission meeting were approved on a motion by Smith, seconded by Yearick.

Subdivision/Land Development Plans

Harris thanked the Commission for reviewing the plan and detailed the need to relocate the pump station from its existing location. In 2018, the PA Department of Environmental Protection had declared that the station was overloaded and required the Township to alleviate these conditions. The only feasible solution to the Township would be to upsize the station to more than double its capacity and to relocate it further away from the stream than the current location. Smith left the meeting at 7:02 PM to respond to an emergency call. Harris continued, noting that when he took over the project from the previous manager, it had been assumed that the entirety of the parcel had been owned by Warwick Township since it is functionally incorporated into Dean Saylor Park. Only during preliminary Borough review did it become evident that it was held by the Borough.

To facilitate the relocation, the Township is proposing a land swap with the Borough for a parcel of land matching the size of the existing station site immediately adjacent to the existing parking lot. The Borough's Zoning Hearing Board has granted special exception approval for flood plain impacts and the establishment of an essential services structure in the R-1 Residential District. Harris noted that the relocated station would improve upon the existing station by incorporated a quieter generator, better fencing, installing motion activated lights instead of dusk to dawn lights, and landscaping to screen the fencing. Smith returned at 7:12 PM.

Lester continued the presentation to discuss that the pumping and improved flood proofing, noting however that a modification would be needed from the requirements of Section 608.B since a pump station could not feasibly have its floor elevation two feet above the 100-year flood elevation. Lester also requested that the Commission allow the landscape plan to be developed by an engineer rather than a registered Landscape Architect, to which Yearick suggested that a modification of Section 403.D.20 be requested as well. Lester concurred.

After a brief discussion on generator and fence maintenance, Smith moved to recommend approval of the plan with the following modifications:

§305.A & 306 – Preliminary Plan Submission
§402.C.3 and 403.C – Existing Features within 200 ft
§403.D.20- Landscape Plan to be developed by an engineer.
§402.E.3.b/403.E.3.b – Traffic Impact Report
§608.B – Floodplain Controls for station floor elevation.

Yearick seconded the motion and it passed unanimously.

ADJOURNMENT

There being no further items, the meeting adjourned 7:45 P.M., on a motion by Smith with a second by Yearick.

Respectfully submitted,

Elijah Yearick
Director of Planning & Community Development