

LITITZ BOROUGH PLANNING COMMISSION
Minutes of Meeting Held December 6, 2022

The December 6, 2022 meeting of the Lititz Borough Planning Commission was called to order at 7:03 P.M. by Smith with members Meyer, Stauffer, Weibel, Stoudt (Alternate) and Yearick (Alternate) present. Piazza was excused, and Stoudt was requested to serve as a full member. Also in attendance were Ed Nevling of Bullshead Brewhouse LLC, Aaron Zeamer of Russell, Krafft, & Gruber LLP, Todd Dickinson, and David Brubaker of Lititz Borough Council. The minutes of the November 1, 2022 Planning Commission meeting were approved on a motion by Stauffer, seconded by Meyer.

Liquor License Transfer Request
Bullshead Brewhouse LLC (Rooster Street – 11 S. Cedar)

Stoudt began by recusing himself from the discussion due to his personal relationship with the applicant. Smith requested that Yearick provide an overview of the request. Upon Yearick's completion, Zeamer presented on the history of alcohol sales at Rooster Street, noting that they currently operate under an offsite manufacturers license from Thistlefinch Distillery in Lancaster. He noted that under the PA Liquor Control Board regulations this type of license presents a conflict since Rooster Street's new owner also owns the Lititz Springs Inn & Spa which operates under a retail hotel liquor license, which is in a separate category. This license transfer would eliminate this conflict and effectively would allow Rooster Street to offer non-PA beer, wine, and spirits.

The Commission's only question came from Stauffer on what would happen to the existing license. Zeamer said that it would return to Thistlefinch and would be able to be used at another location.

Weibel made a motion to recommend that Borough Council approve the license transfer request. Stauffer seconded, and it passed unanimously.

Ordinances
Electric Vehicle Charging Regulations

Yearick presented a draft zoning ordinance amendment regulating Electric Vehicle Charging infrastructure that was developed by Borough staff and the Solicitor. Upon discussion, Weibel made a motion to recommend the amendment to Council. Stauffer seconded and the motion passed unanimously.

Open Discussion
Regional Comprehensive Plan: Housing

Yearick discussed the upcoming update to the regional comprehensive plan, noting that over the past five years, lack of housing has often been cited as one of the major issues facing the region. He then briefed the Commission on a recent request from the party interested in purchasing St Luke's subdivided lot that they would like to build townhomes or apartments on the lot, which is currently zoned R-2 and would not allow this sort of use by right. The Commission discussed the feasibility of extending the R-A zone immediately to the north, and all agreed that this change should be discussed during the comprehensive planning update.

ADJOURNMENT

There being no further items, the meeting adjourned at 7:30 P.M., on a motion by Stoudt with a second by Meyer.

Respectfully submitted,

Elijah Yearick
Director of Planning & Community Development