

LITITZ BOROUGH PLANNING COMMISSION
Minutes of Meeting Held December 7, 2021

The December 7, 2021 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Stauffer, Conaway, and Yearick (Alternate) present. Smith, Meyer, and Weibel were excused and Conaway was asked to serve as a full member. Also in attendance was David Brubaker of Lititz Borough Council. The minutes of the August 3, 2021 Planning Commission meeting were approved on a motion by Stauffer, seconded by Conaway.

ORDINANCES

Act 50 Small Wireless Regulations

Piazza noted that three draft ordinances were on the agenda to be discussed by the Commission and requested Yearick to provide an overview of each one. Yearick began by noting that all three ordinances were proposed to amend the Zoning Ordinance, and each had been reviewed by the Borough's Solicitor. The first ordinance would amend Section 423 – Wireless Communication Facilities to ensure that the section was compliant with PA Act 50 of 2021, which set standards on how municipalities review, permit, and regulate small wireless facilities. The Commission members offered no comment on the proposed amendment.

Front Porch Additions

Yearick continued by reviewing an amendment to Section 422 which regulates Front Porch Additions. Yearick stated that currently any expansion of an existing front porch is reviewed by the Zoning Hearing Board, and that this requirement contradicts regulations in the Subdivision/Land Development Ordinance that requires and encourages front porches on new development. This conflict was a topic of discussion when the Planning Commission and Zoning Hearing Board met earlier this year. During discussion it was suggested that the intent of the current language was to prohibit enclosing existing front porches for habitable space and not to prohibit porches from being expanded. Considering that, the proposed amendment would allow front porches to be expanded by right, and that a clause would be added to prohibit the enclosure of existing front porches for habitable space. Upon discussion, the Commission suggested a minor text change to use the term architectural features instead of decorations to prevent confusion.

Residential Two-Driveway Prohibition

Yearick concluded by reviewing a provision that would insert text into the Zoning Ordinance to prohibit more than one residential driveway per property except for sites that have severe topographic issues. The language mirrors language in the Subdivision/ Land Development Ordinance, but due to the definition of Land Development those regulations are not always applicable to existing homes.

With no further discussion, Stauffer moved to recommend the three ordinances to Council as amended. Conaway seconded the motion, and it passed unanimously.

OPEN DISCUSSION

Yearick reported that Todd Dickenson had reached out to him with concerns that the existing zoning in Sutter Village was such that the existing duplexes in the neighborhood were not allowed by right and would not be able to be rebuilt without relief being granted by the Zoning Hearing Board. Yearick stated that he believed there was no simple or immediate remedies for this issue, but wanted to brief the Commission of the concerns for future consideration.

ADJOURNMENT

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

Respectfully submitted,

Elijah Yearick
Director of Planning & Community Development