

LITITZ BOROUGH PLANNING COMMISSION  
Minutes of Meeting Held February 1, 2022

The February 1, 2022 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Smith, Stauffer, Weibel, and Conaway (Alternate) present. Meyer and Stoudt were excused and Conaway was asked to serve as a full member. Also in attendance was Ben Craddock of Lancaster Engineering, Jason Tarbart of Warwick House LLC, and David Brubaker of Lititz Borough Council. Erin Gross of Comitta and Associates joined the meeting at 7:30. The minutes of the December 7, 2021 Planning Commission meeting were approved on a motion by Smith, seconded by Stauffer.

REORGANIZATION

Weibel moved to retain the leadership of the Planning Commission. Stauffer seconded the motion and it passed unanimously.

SUBDIVISION/LAND DEVELOPMENT PLANS

Craddock began by introducing himself and the developer, Jason Tarbart. Craddock continued by discussing the existing conditions of the Toy Soldier property and what portions had been approved for demolition. He reported that the redevelopment would recreate a historic porch on the face of the building and would add several additions which would include a rear addition with parking underneath. One of the proposed additions would be placed at the existing driveway and would be recessed to create courtyard seating off Broad Street. The two existing parcels would also be combined into a single parcel as during plan recording.

Craddock reviewed the comments from the Borough engineer and staff. He stated that he felt confident that he could address all comments that had been provided. He asked Yearick if he had any concerns for the comments. Yearick agreed that none of the comments concerned him but noted that some of the comments would need to be addressed prior to approval. He mentioned lighting and architecture materials as two examples that would need to be reviewed. Craddock also mentioned that both the Highway Occupancy Permit and the water and sewer connections were still being evaluated.

Piazza inquired to Yearick's comment concerning the replacement of the existing sewer main in front of the project. Yearick responded that the existing main is terracotta, and Entech is recommending that the Borough consider replacing the main during site work since the sidewalks are proposed to be replaced. Weibel asked about how the applicant would limit cars from encroaching on neighboring parking if the requirements for parking lot curbs would be modified. Craddock responded that DMA's comments were to include bumper blocks at spaces, and that bollards were already planned along sidewalks. Weibel also asked for a perspective of the back of the site for future discussions. Piazza asked about plans for snow removal. Craddock said snow would be piled on landscape islands, but upon review of the proposed landscaping conceded that the snow would likely need to be hauled offsite. The needs for the lot combination and a railing on the front porch was also discussed. Having no further comments, the Commission agreed to hold further review until next month.

### ORDINANCES

Gross joined the meeting and Piazza asked the Commission for any outstanding comments that should be incorporated into the plan. The Commission had no further comments to offer. The process to bring the amendments to Council was discussed with Brubaker expressing his support for outreach to the property owners. Gross committed to attending the Council Meeting. After discussion about public outreach, Smith made a motion to recommend the amendments to Council. Weibel seconded the motion and it passed unanimously.

### OPEN DISCUSSION

Smith asked whether the Borough had ever considered an impact fee to all development, specifically as it concerns to transportation. Future traffic on Bear Lane and Pine Lane from the Warwick House, and the wear and tear it would cause was considered. Smith mentioned that East Cocalico assessed a Transportation Impact Fee to all development to offset such costs. Smith stated that he felt that redevelopment projects are saving money by requesting modifications to stormwater regulations, and that it might be beneficial for the Borough to try and recoup some of those savings in the form of fees. Weibel and Yearick mentioned that under state law impact fees were very prescriptive and Yearick voiced concern that an improperly instituted fee may be grounds for appeal. Yearick said he would look into the possibility of implementing additional fees.

Yearick also encouraged the Commission to consider the region's needs in advance of the 2023 update to the Regional Comprehensive Plan.

### ADJOURNMENT

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

Respectfully submitted,

Elijah Yearick  
Director of Planning & Community Development