

LITITZ BOROUGH PLANNING COMMISSION
Minutes of Meeting Held February 4, 2020
7 S. Broad Street, Lititz, PA

The February 4, 2020 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Meyer, Smith, Stauffer, Weibel, Conaway (Alternate) and Yearick (Alternate) present. Others in attendance were Parth Delvadia, Eddie Delvadia, Len Hohmann, Corey Salzano, Mark Will, Mark Evans, Steve Gergely and Amanda Groff of Harbor Engineering, Sheila O'Rourke of Gibbel Kraybill & Hess, Derek Dissinger of Barley Snyder, and David Brubaker of Lititz Borough Council. The minutes of the January 7, 2020 Planning Commission meeting were unanimously approved on a motion Stauffer, seconded by Meyer.

SKETCH PLANS/SEWAGE CAPACITY REQUESTS
Golden Street Subdivision

Yearick initiated the discussion by reviewing the Borough's current lack of sewer capacity noting that it was largely a restriction on paper. He reported that Borough Council is committed to discussing an increase in the capacity under the sewer agreement with Warwick Township but that a meeting date is still to be determined.

Gergely presented on the sketch plan which proposes to develop a parcel between Golden and Hensley streets for 24 single family homes under the Borough's form-based code. He noted that garages would be set back, Golden Street would be extended to Hensley, a Conditional Use approval would be needed to demolish the existing house, and the applicant would look to expand the Borough's Golden Street Basin to accommodate the stormwater. Smith inquired whether grinder pumps would be required. Gergely confirmed that it would be four or five that would be needed, and that the Borough's Sewer Engineer was currently reviewing the plan. Gergely stated that the goal of the sketch plan submission would be to request a method to find a way to reserve capacity so that they may move forward with the plan while sewage capacity negotiations progress. Having no further questions, the Commission thanked Gergely for his presentation.

Toy Soldier Redevelopment

O'Rourke presented on behalf of Warwick House Lititz LLC who are the equitable owners of the Toy Soldier site. She presented that Warwick House would like to redevelop the site to create a new restaurant with 32 apartment units. She continued by noting that the building was a Class 1 historic resource, but that additions had been added onto the 1809 core over time. It would be the applicant's intent to go through the Conditional Use process to request demolition of these additions to return the building back to the 1809 core. New additions would then be added as part of land development.

Discussion began by focusing on the architecture from the street with O'Rourke providing a rendering of the proposed redevelopment. Traffic and parking then came into focus with Smith stating that a Traffic Study should be conducted for the project and Stauffer inquiring to the parking. O'Rourke stated that she believed 35 parking spaces are proposed. Weibel inquired over whether two ADA compliant spaces were enough to comply with the law. As with the previous presentation, O'Rourke stated that the

purpose of the sketch plan was to determine a way to guarantee sewage capacity before progressing with the Conditional Use and Land Development process.

PRELIMINARY/FINAL PLANS
Dunkin Donuts 737 S. Broad Street

Dissinger presented himself as counsel for the Delvadias. Yearick provided a brief summary of the application process thus far noting that the previous time the plan had been submitted it had been rejected by the Planning Commission as defective at the December 2019 meeting.

Dissinger began by calling upon Taus who identified himself as the architect for the project. Taus discussed the features that he believed helped the Dunkin Donuts fit into the streetscape which included a gabled roof with dimensional shingles, warm colors that mimicked the surrounding architecture, the incorporation of brick, and the use of hardiboard siding. With Dissinger's assistance he discussed the reconfiguration of the patio to allow for access to the front door from Broad Street, and how the gabled roof would be used to mask the buildings mechanicals. It was stated that the patio would be used for outdoor seating, would be a concrete base, and would be enclosed with an architectural wall with a railing. Weibel inquired whether a bike rack would be provided, and it was confirmed that it would.

Upon the completion of Taus's presentation, Dissinger requested that Ludgate present on the civil engineering aspects of the plan, particularly the rear access drive and how it related to driveway widths at PA 501. Ludgate stated that as shown the rear access drive has a 13 – 14% slope, he then presented two options with slightly different configurations that might be able to accommodate truck traffic better. Smith inquired as to the trucks that would be accessing the site. Hohmann stated that it would typically be one box truck for food deliveries and that trash would be removed approximately three times a week. Ludgate stated that his primary concern with the back-access drive would be the trucks bottoming out as they traveled onto Raspberry. Delivery times were discussed with Hohmann noting that currently the time of delivery is unknown, but it would typically be at an off-peak hour.

Krauss was asked to present on the Traffic Impact Report submitted to PennDOT and the Highway Occupancy Plan process. Krauss stated that PennDOT had requested a crash analysis and a Traffic Impact Summary Report which, in his opinion, represented PennDOT having little concern for the project's impacts. He discussed the accidents which he stated were minor in severity and limited to less than one a year between 2013 and 2017 in front of the site.

Dissinger requested Ludgate present on the associated comments provided from Yearick and the Borough Engineer. Weibel inquired to the lighting plan, noting that areas around the dumpsters were hotspots on the plan and should be addressed. She also mentioned that cut sheets had not been provided as required by the ordinance. The Commission discussed the landscape plan and stormwater with Ludgate responding that he would address the outstanding comments. Stauffer inquired as to emergency service access and the height of the retaining wall. Yearick stated that WESC had looked at the plan and had no concern for access. Ludgate discussed the height of the retaining wall at various points with Stauffer expressing some concern at the maximum height. Truck movements and turning radii were discussed extensively with Ludgate stating that he would relook at the radius of the drive-thru/bypass lane. Stauffer asked whether the proposed rain gardens would infiltrate or detain stormwater. Ludgate confirmed that they would act as detention.

It was determined that the applicant would address the outstanding comments and resubmit.

OPEN DISCUSSION

The commission discussed the history of the Golden Street Basin with Weibel requesting that Yearick reach out the Public Works Director at the time of the installation for more insight into its installation.

Smith and Weibel discussed the process of Zoning Hearing Decisions and wondering if it would be possible to allow the PC to comment upon applications prior to the Boards issuance. Smith stated that in some of the municipalities where he worked this is the process. Yearick said he believed it would be possible, so long as it complied with the legal requirements for the hearing. Yearick stated that he would present this to Council and would investigate this further.

ADJOURNMENT

There being no further items, the meeting adjourned 8:45 P.M., on a motion by Weibel with a second by Meyer.

Respectfully submitted,

Elijah Yearick
Director of Planning & Community Development