

LITITZ BOROUGH PLANNING COMMISSION  
Minutes of Meeting Held February 2, 2021  
Held Remotely Via Zoom due to the Coronavirus Pandemic

The February 2, 2021 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Stauffer, Meyer, Conaway (Alternate), and Yearick (Alternate) present. Weibel was excused and Smith was absent. Conaway was asked to serve as a full member. Others in attendance were Ashley Kemper, Malorie Sellers, Mary Gattis, Cheryl Love of ELA Group, Charles Yohe of Yohe Architecture + Design, Christian Rawden of Rawden Joint Ventures, and David Brubaker & Steve Lee of Lititz Borough Council. The minutes of the January 5, 2021 Planning Commission meeting were unanimously approved on a motion by Meyer, seconded by Stauffer.

CONDITIONAL USE APPLICATIONS  
25 S. Cedar Street Partial Demolition

Kemper began by presenting on their request to demolish two additions to their home that were added in the 1950s and 1960s. Piazza inquired about the proposed demolition of the garage and Stauffer requested a discussion of the various Conditional Use criteria. Yearick read his review touching on each of the criteria. Gattis spoke to her support of the applicants and asked to see the renderings. Upon review, Gattis indicated that she was fine with what they were proposing. Piazza asked for other comments and hearing none closed discussion. Stauffer made a motion to recommend approval of the conditional use application, the motion was seconded by Meyer and it passed unanimously.

SUBDIVISION/LAND DEVELOPMENT  
723 S. Broad Street Resubmission

Love began the presentation on behalf of the applicant and began by addressing previous staff comments. She confirmed that there would not be a refuse station, that glare and light timing comments had been addressed. Yearick requested that the light timing schedule be added to the plan, to which Love confirmed that it would be added. Additionally, Love discussed the addition of two more trees to further green the site. Love asked if there were any site comments, and hearing none, passed the presentation to Yohe.

Yohe provided an overview of the updated landscaping plan. The Planning Commission opened discussion with Meyer noting that large address numbers jump from the building in certain light and that the design choice should be reevaluated. Stauffer offered that he appreciated the proposed improvements to the site and landscaping, but that the design as presented was not compliant with the Form Based Code. Stauffer pointed out that the design would to comply with the requirements to reflect the traditional character of Lititz and the requirement to have projections from the building that break up its massing. A discussion of paint colors and their perspective warmth or coolness ensued. Lee discussed the importance of not setting a precedent by allowing features that are not compliant with the Form-Based Code, noting that if the exterior design had been submitted prior to implementation many of the non-compliant issues could have been addressed. Conaway concurred with Lee's assessment, stating that in his opinion the features added to the building are non-compliant and needed to be readdressed. Discussion then turned to the requirement to provide recesses or projections in the Form-Based Codes.

Yohe asked if this would apply to the south & north facing facades, or only the façade facing PA 501. Yearick stated that his interpretation was what is viewable from the streetscape to which the Commission concurred.

The Commission directed the applicant to return with a design that better complies with the Form-Based Code, advising that they work with Borough staff to evaluate the design prior to the next Commission meeting. Piazza then asked about proposed bollards between 723 S. Broad and Flory's Distributor. Love indicated that it was the applicant's and Flory's desire to maintain access to allow egress to the light when trainings would occur at 723. Gattis asked about applicability of the Form Based Code, to which Yearick responded that the Form Based Code was expanded to apply to the whole Borough several years ago. The Commission indicated their support for maintaining the access and requested that the applicant address the comments and resubmit for the March Planning Commission Meeting.

### OPEN DISCUSSION

Piazza inquired to the status of the Southern Gateway Study. Yearick responded that several members of the Commission had met with Derck & Edson to detail a series of interim renderings which would exhibit retrofit opportunities for the block north of Sixth Street. Yearick continued to report that Derck & Edson has just started work on the renderings and that he was hopeful the Commission would be able to discuss this update in future months.

Yearick also requested the Commission's support to amend the definition of Dwelling in regard to comments the Lancaster County Planning Commission made regarding the proposed Short-Term Rental Ordinance. Stauffer made a motion to recommend approval of the updated definition. Meyer seconded and it passed unanimously.

Stauffer then asked about the Zoning's signage requirements and the Form-Based Code's mention of color warmth and how it relates to 723 S. Broad. A discussion ensued and Yearick committed to follow-up with the Zoning Officer and look closely at the ordinance to determine what clarifications could be included to close this loophole.

### ADJOURNMENT

There being no further items, the meeting adjourned 8:35 P.M., on a motion by Meyer with a second by Conaway.

Respectfully submitted,

Elijah Yearick  
Director of Planning & Community Development