

LITITZ BOROUGH PLANNING COMMISSION

Minutes of Meeting Held February 6, 2024

The February 6, 2024 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Stauffer with members Smith, Weibel, Stoudt (Alternate) and Dickinson (Alternate). Members Meyer and Piazza were excused. Chairman Stauffer requested Stoudt and Dickinson to serve as full members, and there were no objections from those in attendance. Others in attendance included Elijah Yearick and Councilmembers Sensenich & Meck.

REORGANIZATION

Weibel moved, Dickinson seconded to maintain the current slate of officers (Stauffer as Chairman, Smith as Vice Chairman, and Meyer as Chairman Pro Tem). Motion passed unanimously.

MINUTES

The December 5, 2023 minutes were approved on a motion by Smith, seconded by Weibel.

ORDINANCES

A-Frame Signage Update

The members of the Commission in attendance discussed research accumulated over the past two months which included a draft ordinance developed by Dickinson, a review by the Zoning Officer, model ordinances, feedback from other municipalities, and guidance from the Borough's insurance carrier. Stoudt disclosed that he works for the Borough's insurance carrier and shared that he discussed this with Yearick. Weibel stated her hesitance towards developing an updated draft since not every business would be able to place their own a-frame sign and the potential impact on the Historic District. Yearick committed to discussing the topic with an official from the PA Historical & Museum Commission during a future visit. Dickinson stated that the signage request remains the primary request of the merchants and they are aware that it will not work for everyone. Smith discussed that the A-frame signs were allowed after COVID and seemingly presented no issues, that he felt the draft ordinances were trying to define too much, and that he believes merchants when they say they noticed a reduction in business after the A-frame regulations were enforced.

The Commission discussed design standards for the signs, pedestrian and parking access, sign area calculations, off premises deployment, and whether an A-frame allowance should be allowed only within the Downtown. The Commissioners agreed more work is necessary on the topic and Yearick committed to have a draft to discuss for the March Planning Commission meeting.

COMMISSIONERS' FORUM

Lititz Run Revitalization Review/Mill Building Sale

Yearick shared that the Mill Building on Water Street will be listed for sale soon. A discussion of the building and floodplain occurred, along with a review of the current allowed uses in the district. At the conclusion of discussion, it was agreed that the current uses are appropriate.

Industrial District Review

Yearick discussed the assumption that TAIT will relocate to the Rock Lititz campus at some point in the future. The Commission reviewed and discussed the current permitted uses in the Industrial District. Stauffer expressed concerns for car washes, with Yearick conceding that car washes need to be included in at least one district, otherwise the Zoning Hearing Board would be required to consider a request for them in any district. The Commission agreed that no changes were appropriate at this time.

Commercial District Review/Citizen's Bank

Yearick discussed the upcoming closure of Citizen's Bank on the square. The Commission reviewed possible uses for the site and discussed the buildings configuration and drive-thru. Yearick stated that he did not believe the drive-thru could continue if not used for a bank, but committed to follow-up with the Zoning Officer. The Commission agreed that no changes were appropriate at this time.

ADJOURNEMENT

There being no further business Smith made the motion, seconded Weibel to adjourn the meeting at 8:00 PM.

Respectfully Submitted,

Elijah Yearick
Secretary