

LITITZ BOROUGH PLANNING COMMISSION
Minutes of Meeting Held January 5, 2021
Held Remotely Via Zoom due to the Coronavirus Pandemic

The January 5, 2021 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Smith, Stauffer, Meyer, Weibel, and Yearick (Alternate) present. Conaway was absent. Others in attendance were Alex Piehl, Bill Fredericks, & Lennie Jones of RGS, Gary Gaissert & David Swartley of Moravian Manor, Amanda Groff of Harbor Engineering, 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 November 3, 2020 Planning Commission meeting were unanimously approved on a motion by Weibel, seconded by Meyer.

SUBDIVISION/LAND DEVELOPMENT
Warwick Woodlands Revised Phase 2

Piehl presented an overview of recent planning efforts, noting that the revised preliminary plan has been approved in 2020 to allow Building B to be changed to 12 cottage-style homes. He did note that Phase 2A had been built during 2020 and that the revised plan's focus would be on Phase 2B which would consist of 16 cottages and 62 affordable senior apartments.

Piazza inquired about staff comments, particularly noting about whether previously approved modifications would apply to the Alley A. The Commission had no issue expanding the modifications to this street. Piehl indicated that the applicant could comply with all comments, including that boundary markers would be in concrete and locations would be reviewed with staff. Weibel also commended the architecture of the proposed Community Basics Building. Upon the conclusion of discussion Weibel made a motion to recommend the Revised Phase 2 plan to Council for approval. Stauffer seconded, and the motion passed unanimously.

Lititz Borough Public Works

Groff presented on the Borough's proposed Public Works site redevelopment which would include a wash bay, new salt sheds, and an approximately 6,000 sq ft garage for the Borough's Police cars. To facilitate this plan, the Borough engaged the owners of the neighboring property to the east, Gibbel Enterprises, to sell a small piece of land immediately north of the existing Public Works site that would be added onto the current site.

Piazza inquired into three modifications that had been requested after staff review letters had been issued which cover the need for a traffic study, wetland study, and lighting plan. Groff stated that the rationale for the wetland plan was supported by the fact that the entirety of the site was developed except for the proposed add-on, which is both upland and disconnected from covered waterways. In regard to the lighting modification, Groff said that the lighting of the existing site would remain with only a wall pack being added to the police garage for security. Weibel asked that cutsheets demonstrating dark sky compliance be added to the plan. Groff indicated this would be possible. Weibel had also requested that

Public Works reach out to the HOA to the north to ensure that any issues with the proposed buffer be brought to the Borough's attention. Yearick suggested that the Borough's Environmental Coordinator be tasked with the outreach. The Commission concurred with this recommendation. Additional discussion focused on a stormwater maintenance agreement and highway occupancy permits for the driveway. Smith asked about the how the proposed stormwater volume waiver would work with the Borough's MS4 requirements and setting a precedent. Yearick explained that the waiver is tied with the Borough's plans on providing a stormwater bank on the RecCenter property that would mitigate large stormwater flows coming into the park. Smith concurred with this idea and suggested that the request language reflect this mitigation. Weibel moved to recommend the lot add-on plan be approved by Council. Stauffer seconded, and the plan passed unanimously. Following that motion, Smith made the motion that the land development plan be approved with the following modifications:

§305 – Preliminary Plan

§402.C.3 – Existing Features within 200'

§405 – Traffic Study

§406 – Wetland Study

§ 602.A.7 – Improvement of Existing Streets – W. Lincoln & North Walnut

§602.M - Emergency Access for North Walnut Street - Recommend Approval

§603.C.1 – Curbs - Recommend Approval

§605.G – Building Setback Lines and Building Separation

§609.C – Existing Wooded Areas

§609.D.7 & 8 – Shade Trees

§612.B – Refuse collection stations

§614 – Lighting

FBC § 20.161 – Non-residential buildings exceeding 20' need to break up massing.

Stormwater § 302.A.1 – Volume Controls - Recommend Approval

Stormwater § 307.C.1.a.3 – Pipe Cover outside of Public ROW - Recommend Approval

Stormwater § 307.C.1.a.4 – Pipe Diameter outside of Public ROW - Recommend Approval

Stauffer seconded the motion, and it passed unanimously.

723 S. Broad Street

Love introduced Rawden who provided an overview of his company. Love then provided an overview of the site noting its previous use as the Lititz Car Company. The applicant is proposing to repurpose the building for their franchise offices which would consist of a small office staff most of the time but would be used to host trainings occasionally. Love continued by noting the previous conditions of the site which included unauthorized deposition of gravel which contributed to stormwater issues on a neighboring property. To mitigate this issue, Love provided an overview of stormwater mitigation and site landscaping that would be added to the site. An overview of other site characteristics followed.

Weibel suggested that the applicant review the lighting plan to address hotspots, particularly in respect to the neighboring property. Smith inquired whether there was a need to both of the current access points onto Broad Street given the proposed average traffic of the site. Weibel also suggested that consideration be made to keep the cross access across the Flory Distributing site to Sixth Street. The Commission recommended that a high level traffic analysis be provided for the site, and also agreed that they would be receptive to eliminating a proposed single space along S. Broad Street if the Zoning Officer would concur. Love also acknowledged the need to provide a delineation of the pedestrian space through the Form Based Code which would be provided on a future resubmission. She stated that all other staff comments outside of the building's architecture could be addressed without issue.

Yohe then provided an overview of the building, noting that the original approach to the building was to approach from a building envelope perspective, but structural and mechanical issues at the site resulted in a significant investment to stabilize the building. Yohe then spoke to Yearick's form-based code comments, requesting that the Commission accept the building in its current state, despite it having been redesigned without Borough input. Commission members suggested using landscaping and other street edge treatments to soften the building, with Yearick suggesting that the giant "723" be removed from the façade to better comply with the form-based code. Rawden indicated he was receptive to making these changes. The commission also requested that the HVAC units that have been previously installed be screened or painted, and that efforts be made to break up the building massing without the numbers. The applicants promised that they would resubmit with revised plans.

SOUTHERN GATEWAY STUDY

Yearick provided an overview of the Southern Gateway Study that was provided by Derck & Edson. He noted that the district was in a unique situation. It is likely that this area would be the one zoning district in the Borough that would continue to accommodate auto-oriented uses while still acting as a destination to show that people have arrived in the Borough. This would particularly be needed if Warwick Township would change their adjacent commercial zoning to mixed use, as they have previously indicated.

During discussion the Commission offered several suggestions to incorporate into the plan including a reduction in parking in front of the building, to limit the proposed maximum building height to three stories, and to provide ideal pedestrian scale amenities and plantings along the sidewalks. Smith suggested that an interim phase be shown in the plan that would provide examples of how existing buildings could be retrofitted, much like what could have happened with 723 S. Broad. The Planning

Commission concurred with expanding the plan in this way and suggested it could be a foundation for expanding the form-based code for this district.

OPEN DISCUSSION

Yearick asked if there were any comments that the Commission would like to make regarding the draft Act 537 Plan. No comments were offered.

ADJOURNMENT

There being no further items, the meeting adjourned 9:30 P.M., on a motion by Meyer with a second by Stauffer.

Respectfully submitted,

Elijah Yearick
Director of Planning & Community Development