

LITITZ BOROUGH PLANNING COMMISSION
Minutes of Meeting Held July 2, 2019
7 S. Broad Street, Lititz, PA

The July 2, 2019 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Meyer, Smith, Stauffer, Weibel, and Conaway present. Others in attendance were Elijah Yearick, Stephen Lee, Cindy Brubaker, and Mike Brubaker. The minutes of the May 7, 2019 Planning Commission meeting were unanimously approved on a motion Stauffer, seconded by Smith.

Official Map Update

Yearick provided a brief overview of the Official Map and discussed some possible changes to consider for the update. They included:

- The removal of Fourth Avenue and N. Chestnut St.
- Removal of Buch Ave
- A reconfiguration the Golden Street Extension to connect to Hensley
- The proposal to make portions of Raspberry and an unnamed private alley between Mulberry and Plum public.
- Whether the cul-de-sac on the Gibbel property should be proposed as a public street.
- To show both configurations of the trail (RR ROW and along North Lane)
- Chickadee/Skylark extension

Weibel responded that she didn't believe Buch should be removed since it would ensure Arrowhead and Lincoln would be the longest unbroken stretches of road in the Borough. She also encouraged Yearick to look into the minutes from the purchase of the Gibbel track to get some context into the cul-de-sac. The Commission requested that the potential changes be put forth in a memo that they could take action on at the August PC meeting.

SKETCH PLANS/ FINAL PLANS/ SWM PLANS/ SUBDIVISION PLANS/CONDITIONAL USE
Conditional Use Application for the Demolition of a Historic Accessory Structure at 40 S. Broad Street

Cindy and Mike Brubaker presented on their desire to take down the historic barn at the back of their property noting that the cost to rehabilitate the structure is prohibitive based on the feedback of their builder. Additionally, they cited a letter from Tom Zug, a structural engineer, highlighting deficiencies with the building and noted that the current configuration is ill suited for a garage. The proposed replacement would be approximately 100 ft larger than the current garage and would be set back from Pine Lane to enhance safety pulling out from the garage. Approval from the HACC was also cited. Piazza commended them on their thorough application and inquired whether they were intending to rent out the top floor of the new garage. M. Brubaker indicated that they would not. Piazza then asked for other questions and there were none from the Commission. Smith made a motion to recommend approval of the demolition of the barn, Meyer seconded, and it passed unanimously.

COMMISSIONER’S FORUM
Sewer Capacity

The Commission discussed the recent letter from Entech which noted that there is not adequate sewer capacity due to infiltration into the system. Yearick said that the Borough was continuing to address problem areas, but some, such as the Cedar Street Bridge would not be addressed for several years. Yearick also noted that the Borough would be undertaking an update to the joint Act 537 Plan with Warwick Township later this year, which could result in some extra capacity. Yearick indicated that all potential developers have been made aware of the capacity restriction and stated that at least one is interested in going through the Land Development process in hopes of securing capacity after approval once its available.

ADJOURNMENT

There being no further items, the meeting adjourned 7:35 P.M., on a motion by Smith with a second by Meyer.

Respectfully submitted,

Elijah Yearick
Director of Planning & Community Development