

LITITZ BOROUGH PLANNING COMMISSION
Minutes of Meeting Held July 7, 2020
Held Remotely Via Zoom due to the Coronavirus Pandemic

The July 7, 2020 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Stauffer, Meyer, Weibel and Yearick (Alternate) present. Others in attendance were Alex Piehl of RGS Associates, Gary Gaissert of Moravian Manor, Len Holmann, Arvind Delvadia, Parth Delvadia, Derek Dissinger of Barley Snyder, Thomas Ludgate of Ludgate Engineering and Stephen Lee & David Brubaker of Lititz Borough Council. The minutes of the June 2, 2020 Planning Commission meeting were unanimously approved on a motion Stauffer, seconded by Meyer.

PRELIMINARY/FINAL PLANS
Revised Preliminary Plan for Warwick Woodlands

Piehl began by providing an overview to the proposed changes to the overall Warwick Woodlands Campus from the last revision that was completed in 2017. Proposed major changes include the elimination of commercial building B in favor of 12 cottages, an extension of Building F along W. 6th Street, elimination of a southern wing of Building F for a smaller extension along Grouse Avenue, and an expansion of parking associated with Building A. Gaissert provided some background to the Manor's rationale for eliminating Building B which was based on input from corporate realtors.

Upon discussion, Weibel asked for additional information on proposed Street A which was the focus of many of LandStudies's comments. Piehl acknowledged that as designed Street A was closer to a lane or alleyway rather than a street but that level of design had not been developed for this revision. Additional discussion involved the placement of street lights along Street A if it would be designed to the level of a street and how any lights would be cut-off in respect of their placement. Yearick suggested that the townhomes could be reoriented to front onto a walkway through the green which would allow Street A to act as an alley. Additional discussion included vegetated buffers and the inclusion of a street wall along 6th Street in place of Building B. Piehl indicated that there was no issue addressing either comment.

At the conclusion of discussion Stauffer made a motion to recommend approval of the revised Preliminary Plan to Council. Weibel seconded the motion and it passed unanimously.

Preliminary/Final Plan Resubmission for Dunkin Donuts

Dissinger began discussion by providing a review of discussions at the February Planning Commission meeting, noting that much of the discussion focused on the ingress and egress to the site. He indicated that the rear access concepts that had been provided in February had been abandoned in lieu of the original proposal due to concerns with the grading.

Ludgate discussed changes made to the site plan since the last meeting which included restrictions to the northern drive, lighting, landscape plans, and that the old sewer and water service laterals would be

abandoned in place and served by new pipes. He reiterated that the various Raspberry Lane access concepts provided at the last meeting all had steep slopes and that they would not be suitable for trucks. Piazza referenced a LandStudies comment that would mitigate the slope and to keep things from bottoming out. Ludgate stated that such mitigation might be fine for cars but would not be suitable for trucks. Dissinger then reiterated that February's discussion had directed that the access to Raspberry had been for cars-only. The Commission agreed that the access to Raspberry should be designed to accommodate cars and not trucks.

Piazza then turned the discussion to the northern exit onto Broad which the applicants were planning to design to allow both left and right turns onto Broad. Both Piazza and Weibel indicated their preference for the exit to be designated as right-out only. The proposed bump-out placement was discussed as was both LandStudies and Grove Miller's comments that the exit should be restricted to one lane to minimize conflicts. Meyer asked if there were any objections to restricting it to right-out only. Dissinger indicated it was the applicant's hope that the exit would allow both left and right turns noting that historically that exits on the corridor had been allowed full access. Holmann indicated that a full access exit would be preferable. Dissinger asked if right-out only is something that would be requested of future properties redeveloped along the corridor. Weibel said that as development has occurred over the past decade and more much of the redevelopment has been required to connect to Raspberry to minimize potential conflicts on Broad Street. The applicants indicated they would be willing to go along with a right-out only exit as a condition for approval.

Dissinger requested approval conditional on the comments in the review letter being addressed. Weibel asked about the condition of the stormwater comments and Yearick indicated that LandStudies felt that the stormwater comments should be addressed prior to approval. Stauffer brought up fall heights from the retaining wall, truck turning in the drive-thru, and landscaping impacts. The installation of guard rails on part of the retaining wall was indicated to be a possibility by the applicant. Weibel discussed LandStudies's landscaping mitigation comment to which Dissinger stated they could work with the Borough on developing. She also requested that the plantings along the property boundaries be diversified beyond being only inkberry holly.

At the end of discussion, it was the Planning Commission's recommendation that the major outstanding comments be addressed and resubmitted for discussion at the August meeting.

COMMISSIONERS' FORUM Short-term Rental Ordinance

Yearick provided an overview on previous Short-term Rental discussions and the details going into the current draft. Piazza and Weibel expressed concerns about the definition of Transient Residences. Discussion then revolved around the tenure of how long during the year the home would need to be occupied by the owner and whether their absence could be consecutive months. Weibel also discussed how parking requirements should be structured, but upon discussion decided that the proposed requirements would be sufficient. The Commission suggested that the tenure duration might be able to be considered and that the definition of Transient Residence should be discussed with the solicitor. Yearick indicated that he would pass along the ordinance to the solicitor for review.

Commissioners' Forum

The Planning Commission discussed impacts to the borough from the COVID closure and whether the updating of the intermunicipal sewer agreement would allow for projects on hold to move forward.

ADJOURNMENT

There being no further items, the meeting adjourned 9:00 P.M., on a motion by Meyer with a second by Stauffer.

Respectfully submitted,

Elijah Yearick
Director of Planning & Community Development