

LITITZ BOROUGH PLANNING COMMISSION  
Minutes of Meeting Held July 6, 2021

The July 6, 2021 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Smith, Stauffer, Weibel, Conaway, and Yearick (Alternate) present. Meyer was excused and Conaway was asked to serve as a full member. Others in attendance were Steve Gergely of Harbor Engineering, Mark Will of WPE Partners, Todd Dickinson, and David Brubaker & Steve Lee of Lititz Borough Council. The minutes of the May 4, 2021 Planning Commission meeting were approved on a motion by Smith, seconded by Weibel.

SUBDIVISION/LAND DEVELOPMENT  
456 Golden Street

Gergely presented an updated concept for the proposed development that would increase the density by five houses based on feedback provided during the first staff review of the project. To achieve this increase, the new concept proposes a one-way private road that nine of the homes would front on. This road would have a twenty-foot cartway, sidewalk on one side and three additional homes would be sited within the curve and would front on the proposed extension of Hensley.

Gergely stated that the applicant was not looking for approval from the Commission at this meeting but wanted to see if the Commission would support this design moving forward. Weibel suggested that efforts be made to soften the rear yards of the three homes inside the curve of the private street through landscaping or fencing. Smith inquired why the street was proposed to be private. Gergely responded that a public street would need to be constructed to different standards and that such a construction would only increase the density by one or two homes. A discussion of the proposed homeowner's association (HOA) and its responsibility for the proposed private street and its snow removal, stormwater basin, and relevant landscaping ensued. Smith expressed concerns about the enforcement of parking restrictions on the proposed private street, though Gergely stated that each driveway should be able to accommodate four cars outside the garage. The Commission indicated their support for the concept.

Dickenson inquired whether snow could be deposited in the basin, whether the HOA size was atypical, and about existing drainage from Hensley. Gergely responded that snow could be deposited in the basin and that the drainage coming off of Hensley would be caught by catch basins and conveyed to the basin. Weibel responded that the HOA size is larger than some of the existing ones in the Borough.

The modifications needed for the concept were discussed and included private street design standards and screening. The Commission indicated it was receptive to these modifications. Smith stated that he felt screening should be minimized to better knit the development into the existing Sutter Village neighborhood.

### OPEN DISCUSSION

The Commission discussed the draft Southern Gateway Plan developed with the assistance of Derck & Edson. Stauffer left at 7:50 PM as discussion began. Piazza noted that he was struck by the amount of parking currently in the corridor and noted that he appreciated the recommendations for shared parking and locating most parking to the rear of the building. Lee stated that he felt this study was a good opportunity to get ahead of development interest in the corridor. Redevelopment possibilities of the Weis site and its development history were discussed. Upon the conclusion of discussion, Smith moved to recommend that Council proceed with efforts to develop a Form-Based Code amendment focused on the Gateway Area. Weibel amended the motion to recommend that Council adopt the Southern Gateway Study. Smith seconded the motion and it passed unanimously.

Smith inquired to the status of Habitat for Humanity's proposed project in Warwick Township. Yearick reported that it is expected to go before Warwick's ZHB and that he had committed to testify in support of the project on behalf of the regional Housing & Economic Development Committee. The start of the Saxony Ridge project at Warwick Woodlands was also discussed.

Yearick updated the Commission on the Toy Soldier project, noting that counsel for the current owner had submitted a right-to-know request concerning applicant's previous zoning and conditional use approvals.

Conaway inquired as to what caused the Montessori school to withdraw their request. Smith discussed the fire safety requirements that the school fell under and that the cost of a sprinkler system was daunting to them as a tenant. Weibel noted that the site is not ideal for a school, and previous applications for a school had been denied by the ZHB. Yearick inquired whether the Commission would be supportive of meeting with the ZHB to discuss priorities in the future. The Commission indicated that they would be receptive to such a meeting.

### ADJOURNMENT

There being no further items, the meeting adjourned 8:15 P.M., on a motion by Smith with a second by Conaway.

Respectfully submitted,

Elijah Yearick  
Director of Planning & Community Development