

LITITZ BOROUGH PLANNING COMMISSION  
Minutes of Meeting Held June 2, 2020  
Held Remotely Via Zoom due to the Coronavirus Pandemic

The June 2, 2020 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. Others in attendance were Joyce Gerhart, RGS Associates; Matt Oathout of Luther Acres; Mike Huxta of ELA; Mark Barley of Cargill; Porter Stevens of Lancaster County Planning Commission; and Stephen Lee & David Brubaker of Lititz Borough Council. The minutes of the May 5, 2020 Planning Commission meeting were unanimously approved on a motion Weibel, seconded by Stauffer.

PRELIMINARY/FINAL PLANS  
Luther Acres Welcome Center

Gerhart began by noting that the comments from the previous month's review had been addressed including a comment about screening requirements. Due to the presence of buried utilities to the west of the proposed welcome center, two lines of evergreens are proposed that would be split by the utilities. All other outstanding comments were administrative, and the applicant felt they could address them. Stauffer made a motion to recommend approval of the plan with the following modifications:

- §305 – Preliminary Plan
- §402.C.4.b – Showing all required features within the subject tract
- §405 – Traffic Impact Study
- §406 – Wetlands Study
- §603.C.1 – Curbs

Weibel seconded the motion and it passed unanimously.

Cargill Parking Expansion

Huxta began by providing an overview of the proposed project which would be to add fourteen new spaces in front of the building and to stripe an additional ten over existing pavement. While new paving would be added to the front of the building, additional existing impervious would be removed to result in an overall reduction in impervious across the site. Huxta then discussed each modification request in turn. Upon completion, Weibel mentioned that the Shade Tree Commission had requested that Street Trees not be waived entirely and encouraged some trees to be included on site. Other site plantings and their relationship to both proposed and existing parking were also discussed with the Commission recommending that a few trees be included west of the new parking.

A comment from LandStudies encouraged the Borough to set up a shared access agreement for the driveway that is shared by both the Cargill facility and the Borough's Public Works garage immediately to the left. Barley indicated that a staff person from Cargill was supposed to follow up with the Borough and Yearick indicating that a shared access agreement was being worked on by the Borough's solicitor. Weibel suggested that the Commission include LandStudies comment as part of their recommendation

to Council.

Smith made a motion to recommend the plan for approval with recommendation that Council establish a shared access agreement with Cargill and with the following modifications:

- §305 – Preliminary Plan
- §403.E.3.b – Traffic Evaluations
- §403.E.3.c – Wetland Report
- §405.B – E&S Plan Approval
- §603.A.2 – 15' Buffer Planting Area
- §603.A.3 – Parking Lot Internal Landscaping
- §609.D – Shade Trees, pending a landscape plan that meets the satisfaction of Yearick and the Shade Tree Commission

Weibel Seconded and it passed unanimously.

#### Woodcrest Residential Sketch Plan

Yearick provided a brief overview of a sketch plan in Warwick Township that proposes several homes near the intersection of Sixth and Woodcrest. As part of this proposal there has been a request for the Borough to consider allowing these homes to connect into the Borough's stormwater system, though Yearick noted that would have implications with both the condition of the system being connected to as well as the applicability of the Borough's stormwater fee. A discussion of the stormwater flows around Sutter Village followed the sketch plan discussion.

#### Redevelopment Area Report

Yearick reported on seven areas that had been identified by the Commission for development or redevelopment. The locations were:

- The undeveloped triangle of land between Water and Locust Streets
- The Lititz Planing Mill
- Woodstream
- The Southern Gateway
- Fluid Conditioning Products/IronFit
- The rear of St. Paul's.
- The rear of Cargill's site

The zoning, past plans, future plans, and site issues were discussed. At the end of discussion Smith suggested a future discussion focus on lessons learned from larger developments such as the Wilbur Project.

Lancaster County Planning Commission

Porter Stevens, Community Planner with the County Planning Commission introduced himself as the new planner for the County's northeast region. Mr. Stevens replaced Gwen Newell as the planner assigned to review Borough plans.

ADJOURNMENT

There being no further items, the meeting adjourned 8:40 P.M., on a motion by Smith with a second by Meyer.

Respectfully submitted,

Elijah Yearick  
Director of Planning & Community Development