

LITITZ BOROUGH PLANNING COMMISSION  
Minutes of Meeting Held June 6, 2023

The June 6, 2023 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Chairman Stauffer with members Smith, Meyer, Weibel, and Yearick (Alternate) present. Piazza and Stoudt were excused. Attending in person were William & Nicole Rothenberger, Dee & Randy Miller, Jason Tarbart, Dana Clark of Tippetts Weaver Architects, and TJ Acosta of Lancaster Civil Engineering. Attending via Zoom was Councilman David Brubaker. Upon a correction by Weibel, the minutes of the May 2, 2023 Planning Commission meeting were approved on a motion by Smith, seconded by Meyer.

Conditional Use  
Request for Demolition of 214 E. Market St.

The Rothenbergers began by providing background on their request to demolish the existing single-family home at 214 E. Market St. They shared that they have owned the property for several years and are currently renting out the home to a tenant. Recently, they have decided that they would like to move back into the Borough and use the property as their home. The current size and configuration of the home is not suitable for their family of six and pets, and would require extensive renovations to accommodate them. In discussing this with a contractor, Mr. Rothenberger discovered that demolition and rebuilding would cost less than renovating the existing home.

Weibel discussed the original submission of the proposed home, noting that front loaded garages are not permitted under the Zoning Ordinance. Mr. Rothenberger agreed and shared an updated rendering that would have a side loaded garage accessible off the existing driveway that would not be visible from Market Street. Upon a discussion of setbacks and the site's existing impervious coverage, the Commission opted to not review each of the demolition criteria individually. Weibel shared that she had no concerns about the proposed demolition, but had concerns that the proposed home may overwhelm the surrounding houses and that a rental unit would be removed from the Borough. Mr. & Mrs. Rothenberger shared that they intend to work in their tenant's interest, in part by waiting to start work until later in 2024. Upon a motion by Smith, seconded by Meyer, the Planning Commission recommended that Borough Council approve the request for demolition.

Subdivision/Land Development Plans  
Eagle Building Land Development

Stauffer briefed the Commission that the applicant had requested to delay discussion until the July Planning Commission meeting.

Warwick House/Toy Soldier Land Development

Acosta began by introducing Tarbart and Clark. He continued by providing an overview of the project, noting that it was before the Commission in February 2022 and that no major changes had occurred since then. He then reviewed that required permitting is being applied for from PennDOT, PA DEP, and the Borough for water & sewer capacity. Clark then continued the presentation noting that the

architectural designs were 95% complete. Tarbart offered that they are hoping to open by Mothers' Day 2024 and if approved would begin work in early 2024 to meet that date. He continued by discussing the configuration of the 28 hotel rooms, the restaurant, and proposed rooftop deck.

The applicants then asked for questions from the Commission and audience. The Millers identified themselves as the next-door neighbors and asked about setbacks, the view from their property, and whether their fence would be impacted. Clark reviewed the northern elevations, noting a five-foot proposed setback with bay windows, and that the parking level will be shielded from view by thermotreated wood slats. Weibel discussed the lighting plan, noting that the photometrics were not shown on the northern property line. Clark agreed, noting that any lighting would come from the parking area and would be driven by code requirements since no exterior lighting is proposed along the Millers' property line. He conceded that the Millers would need to decide what to do with their current fence. They asked if it could be removed during construction if they wished, and Tarbart agreed. Discussion then turned to the proposed roof deck. Prompted by questions from the Millers, Meyer, and Stauffer; the proposed soundproofing of the building was also discussed. Tarbart noted that deck would be more a place for quiet conversations than loud parties, and Clark stated that the deck would be constructed so that the northern side would have structures that would act like a bandshell and would help shield the Millers' property from sounds.

Smith inquired to the capacity of the rooftop, to which Clark responded that it would be 70 seats. Normal and emergency egress was then discussed. Stauffer suggested closing off the entire edge of the roof deck along the Millers property, to which Tarbart responded that the open was there to also allow cross breezes on warm days. Discussion then returned to the Millers' fence and existing trees. Tarbart stated that he saw the Millers' trees as an asset and Clark committed that the site's appearance will be improved with redevelopment.

Acosta then discussed the review letters noting they had no issues with comments from the engineer or Borough staff. Stauffer discussed the request for a traffic study modification, with Acosta confirming that traffic improvements were not feasible other than closing off the driveway access to PA 501. A previous suggestion of making Pine Lane one-way was then discussed with the applicants stating that they would not be in favor of it. The discussion then turned to site parking with Acosta sharing that there would be 31 spaces on site and two on-street, which would provide dedicated parking for the 28 rooms and some full-time staff members. Smith shared a concern that restaurant patrons would likely try and use the lot without access control. Tarbart stated that lot access would be controlled but that the system had not been selected at this time. Smith offered that access control was not clearly stated on the plan and discussions with the Warwick Emergency Services Commission would be necessary. The Downtown District's parking reductions were reviewed with Clark offering that it was a great asset for the Borough's redevelopment, though Stauffer brought up concerns from the Wilbur Apartments about downtown patrons using their parking. The Commission's review concluded with brief discussions on trash & screening, snow removal, stormwater profiles, and estimates of financial security. With no further questions, Weibel moved to recommend that Council approve the Warwick House redevelopment with the following modifications:

- §305.A – Primary Plan Submission
- §405 – Traffic Study
- §406 – Wetland Study

- §603.A.5 – Minimum 5’ horizontal radius of curvature in parking lots.
- §603.B.1 – Sidewalks on Pine Lane
- §603.B.4 – Sidewalk minimum width
- §603.C.1- Curbs in a parking compound.
- §606.E & SWMO §309.B – Allow stormwater easements to be less than 20’
- SWMO §302.C & 405.A – Geologic evaluation
- SWMO §307.C.1 – Minimum Pipe Diameter

Meyer seconded the motion and it passed unanimously.

Commissioners Forum  
Open Discussion

Upon a request from Weibel, Yearick briefed the Commission on a recent agreement between Borough Council and Moravian Manor concerning dedication of the sewer lines at Warwick Woodlands. Yearick reviewed that sinkholes had caused several lengths of sewer line to sag at or in excess of 10%. While the initial requirement was to replace the deficient lines, it was agreed that digging them up could cause issues with the sinkhole repairs so Warwick Woodlands has agreed to clear any clogs in the deficient lines for at least 20 years. If no clogs occur during that time, the Borough has agreed to assume full responsibility, but if clogs do occur, the Moravian Manors would continue maintenance in 20 year increments from each clog.

Yearick encouraged the Planning Commission to attend the next public Comprehensive Plan meeting on June 8th at Listrak. The focus would be on Housing priorities.

Weibel then briefed the commission that Travis Mills (formerly Outback Toys) is up for sale and she had heard interest in converting the building into apartments. She also shared that Tait had recently announced a building on the Rock Lititz campus, so it would be likely that a new tenant may be coming to their site in the future.

Stauffer asked Yearick for his impressions on the Eagle Building plan which was deferred to July. Yearick shared that most of his comments were related to the architecture of the office/warehouse building. He also shared that they would be requesting a modification to the street reconstruction requirements and have agreed to supply two on street parking spaces and providing the Borough the ROW in support of the modification. The on-street parking could be utilized as parking for the rail trail.

Smith then discussed the current Downtown Parking reduction standards, wondering if the Borough was reaching the point where they would need to be tweaked or reevaluated. Weibel agreed that parking may be at the tipping point and encouraged Council, the Commission, Lititz PD, and Venture Lititz to begin considering things moving forward. Dickinson offered that the downtown merchants have always wanted more parking, though timing plays a huge role with there often being parking on the west side of S. Broad, and in the evenings. He also suggested that the current standard of one person/one car could be changing in the future.

Open Discussion concluded with a review of congestion issues and Pine & W. Kleine.

ADJOURNMENT

There being no further items, the meeting adjourned at 8:45 P.M., on a motion by Smith with a second by Meyer.

Respectfully submitted,

Elijah Yearick  
Managing Director of Planning & Development