

LITITZ BOROUGH PLANNING COMMISSION  
Minutes of Meeting Held June 7, 2022

The June 7, 2022 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Smith, Stauffer, Weibel, and Stoudt (Alternate) present. Meyer and Conaway were excused, and Stoudt was asked to serve as a full member. Also in attendance was Mike Huxta of ELA Group and David Brubaker of Lititz Borough Council. The minutes of the February 1, 2022 Planning Commission meeting were approved on a motion by Smith, seconded by Stauffer.

SKETCH PLANS

Huxta began his presentation on behalf of Martin & Weaver Properties (601 E. Main Street). He noted that his clients were unable to be at the meeting but was hoping to gain feedback that would assist with the refinement of the plan. He noted that the site was 1.6 acres in the NSD-1 district. He said that his clients, which operate as Eagle Building Solutions, would like to relocate their current office and equipment shop to the site. The office would be two stories with the equipment shop being one-story. In addition to this, they would also like to construct a two-story mixed use building on the corner of Oak & Main with retail or office space on the bottom floor and two apartments on top. Stormwater would be accommodated via underground retention. Huxta also discussed existing encroachments on the property that would be allowed to remain and a proposed easement granting access.

Piazza asked how much stormwater would be mitigated to which Huxta responded that those numbers would be available with the final plan submission. Weibel asked whether it would be possible to preserve any of the established trees on site. Yearick mentioned that he believed that the trees were flowering pear trees, and if so, it may be best to remove them due to the species recently being listed as invasive in Pennsylvania. Smith asked whether it would be possible to move the bus stop further to the north due to conflicts occurring when fire engines need to utilize North Oak when the bus is waiting there. Huxta responded that it could be explored as part of the future submission. Smith and Weibel both emphasized that architectural designs would be a focus of the final plan review and that the applicant should not expect to try and recreate their current building's industrial design in the Borough. They encouraged the applicant to try and fit their design to the standard set by Garman Builders across the street. Commission members indicated they had no issue with the modifications requested, with Smith suggesting that the access drive distance of 20 feet be reduced in the ordinance. Huxta also mentioned that two types of screening would be utilized for the parking lot – a fence and evergreen plantings. The Commission thanked Huxta for his presentation.

OPEN DISCUSSION

Zimmerman Farm Warehouse Proposal

Yearick briefed the Commission on a denied sketch plan showing 700,000 sq ft of warehousing immediately outside the Borough in Warwick Township. Several members expressed concern that Warwick Township had not informed the Borough sooner of this and requested closer discussion for

these sorts of regional projects in the future.

#### Electric Vehicle Charging Ordinance

Yearick briefed the committee that because of a rogue charging station being installed in the right-of-way, he was beginning to draft an EV charging station ordinance with input from staff.

#### Pleasant View – Warwick Street Apartments

Yearick reported that Pleasant View had reached out to him to get his impression on changing the proposed building on Warwick Street from being part of their retirement community to being market-rate apartments or condos. As part of this they would propose in reducing a floor from the building but keeping the total unit count the same at 32 units. Yearick said that he responded that he felt this would be supported, but that the architectural review would be what would need to be looked at the closest since no site features or units were changing. The Commission indicated that they would be fine with Yearick treating this architectural review as a staff review, but Yearick did say he would ensure that the Commission would see all submitted designs.

#### Landscape Buffer Variances

Weibel expressed concern over recent Zoning Hearing Board decisions that allowed Landscape Buffers to be reduced prior to land development plan submission. Yearick offered to attend any hearing during which the Commission would want to provide official testimony.

#### ADJOURNMENT

There being no further items, the meeting adjourned 8:00 P.M., on a motion by Smith with a second by Weibel.

Respectfully submitted,

Elijah Yearick  
Director of Planning & Community Development