

LITITZ BOROUGH PLANNING COMMISSION
Minutes of Meeting Held March 2, 2021
Held Remotely Via Zoom due to the Coronavirus Pandemic

The March 2, 2021 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Smith, Stauffer, Meyer, Weibel, Conaway (Alternate), and Yearick (Alternate) present. Others in attendance were Todd Dickinson, Mark Will & Scott Wigglesworth of WPE Partners, Steve Gergely of Harbor Engineering, and David Brubaker & Steve Lee of Lititz Borough Council. The minutes of the February 2, 2021 Planning Commission meeting were approved on a motion by Stauffer, seconded by Smith with Weibel abstaining due to her absence.

CONDITIONAL USE APPLICATIONS
456 Golden Street

Gergely began by providing an overview of the site and the proposed subdivision that would replace the existing structures should the demolition request be granted. Gergely continued by describing the current condition of the structures proposed for demolition. In discussing each structure, Gergely shared photos exhibiting the current condition of each. While discussing the house, he noted that the home had originally been constructed in the 1800s and had a small addition that was added in the 1930s. Gergely also highlighted a quote from a contractor to stabilize the house for approximately \$150,000, which would not include any non-stabilizing upgrades such as a kitchen remodel, and that such a stabilized house would expect to sell for \$170,000 which was used to support the applicant's claim that restoration was not financially feasible. Gergely continued to discuss how the existing house would be sited within the proposed subdivision with the house setting far back from the proposed street and higher than the adjacent homes. Gergely then reviewed the 11 conditional use criteria and provided a response to each. Upon conclusion of Gergely's review, Dickinson asked how the site would be accessed during construction. Gergely responded that the construction entrance would likely be from General Sutter, with Weibel indicating that this could be decided during land development review. Will responded that there was no issue having the construction entrance off General Sutter. Smith made a motion to recommend approval for the demolition request which was seconded by Stauffer. The motion passed unanimously.

OPEN DISCUSSION

Yearick provided an update on the Southern Gateway study. He also reported that he has been asked to draft a Geothermal Well ordinance, to which Stauffer asked the rationale behind it. Yearick responded that both karst and protection of the Borough's municipal water supply were the driving factors. Yearick then provided an update on several projects in the planning process.

Weibel asked for an update on the PA 772 study and the County's Transportation Improvement Plan. Yearick reported that the 772 Reroute Study was in draft form and was being reviewed by Council. Regarding the Transportation Improvement Plan, he reported that the runabout line & railbanking, and signal coordination had been submitted to the county for inclusion in the long-range transportation plan.

ADJOURNMENT

There being no further items, the meeting adjourned 7:30 P.M., on a motion by Stauffer with a second by Smith.

Respectfully submitted,

Elijah Yearick
Director of Planning & Community Development