

LITITZ BOROUGH PLANNING COMMISSION
Minutes of Meeting Held May 7, 2019
7 S. Broad Street, Lititz, PA

The May 7, 2019 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Meyer, Smith, Weibel, and Conaway present. Stauffer was excused and Conaway was asked to serve as a full member. Others in attendance were Elijah Yearick, Eddie Delvadia, Parth Delvadia, and Jeremy Danley. The minutes of the April 2, 2019 Planning Commission meeting were unanimously approved on a motion Weibel, seconded by Smith.

SKETCH PLANS/ FINAL PLANS/ SWM PLANS/ SUBDIVISION PLANS

Conditional Use Application for the Partial Demolition of 737 S. Broad Street

Danley presented the Conditional Use Application on behalf of his clients the Delvadias. He stated that the Delvadias were seeking to largely redevelop the site but as part of this they are seeking a partial demolition of one of the garage bays to allow for both a drive through and a bypass lane on the north side of the building. Danley stated that a bypass lane would allow traffic to flow better rather than forcing people exiting on Broad to wait behind drive through customers. In addition to this demolition they would also propose an addition to the front of the building and an outdoor seating area/patio. Piazza inquired about impervious coverage, to which Danley responded that would be further addressed by the civil engineer in Land Development. Weibel asked about the dumpster location and access onto Raspberry Lane. E. Delvadia confirmed that they would be looking at grading and exit onto Raspberry that would allow southbound traffic to access the light at Sixth Street. Piazza requested Yearick provide his opinion of the application. Yearick stated that he had no objections to the application for partial demolition but felt that the proposed architecture did not comply with the form-based codes. However, he acknowledged that such discrepancies are better addressed during the land development process. E. Delvadia said it was his intent to have the patio match the architecture and for the store to fit into the Borough. He shared with the Commission that he had already included the addition to the front of the store based on staff comments. Once questions were concluded Smith motioned to recommend approval of the application to Council. Meyer seconded and it passed unanimously.

COMMISSIONER'S FORUM

Warwick Township Zoning Changes and Future Development.

The Commission discussed Warwick's proposed zoning changes as well as their ongoing work on the Local Commercial district immediately south of the Borough's General Business District. Yearick recommended that the Commission look at the uses in this zone once it becomes evident what will be adopted in Warwick Township. Smith said that he hoped for better communication with the Township in future development adjacent to the shared borders. Weibel requested that sidewalk connections to future redevelopment adjacent to the Borough be emphasized. The Commission then inquired about the farmette off of General Sutter to which Yearick responded that he had met with a developer interested in placing houses on an extension of Golden that would connect to Hensley. Yearick said that during that meeting he advised the developer to look at the geology on site since sinkholes are prevalent in that area

and that current sewer capacity is limited due to groundwater infiltration into the sewer system caused by the historically wet year. Weibel then brought up Warwick Woodlands and commended Moravian Manor on how the development complies with the Form-Based Codes.

ADJOURNMENT

There being no further items, the meeting adjourned 7:35 P.M., on a motion by Smith with a second by Weibel.

Respectfully submitted,

Elijah Yearick
Director of Planning & Community Development