

LITITZ BOROUGH PLANNING COMMISSION
Minutes of Meeting Held May 4, 2021
Held Remotely Via Zoom due to the Coronavirus Pandemic

The May 4, 2021 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Smith, Meyer, Weibel, Conaway, and Yearick (Alternate) present. Stauffer was excused and Conaway was asked to serve as a full member. Others in attendance were Charles Yohe of Yohe Architecture & Design, Cheryl Love of ELA Group, Christian and Stephanie Rawden of Rawden Joint Ventures, Kevin Cordes of Philadelphia Design Company, Keith Good of CGA Architects, Mark Fisher of New Holland Coffee Company, Todd Dickinson, Mary Gattis, and David Brubaker & Steve Lee of Lititz Borough Council. The minutes of the April 6, 2021 Planning Commission meeting were approved on a motion by Smith, seconded by Weibel.

SUBDIVISION/LAND DEVELOPMENT
723 S. Broad Street

Yohe began the presentation and introduced Kevin Cordes of the Philadelphia Design Company to discuss how the sites design had been changed to comply with the Form-Based Code requirements. Cordes detailed how pilasters had been added to the front of the building with accent caps added to match the previously proposed canopy. He also detailed a courtyard extension and a change to the site numbers to comply with signage requirements. Yohe continued the presentation by asking the Planning Commission to allow the current paint color to remain and provided an overview of the outstanding comments. Smith indicated his support for the design changes. Piazza inquired whether the proposed signage complied with requirements. Yohe indicated that he believed he did but would double check.

Yohe continued by addressing the outstanding lighting comments noting that lighting would be halved at 9 PM and eliminated with motion sensors at 11 PM. Yohe then requested relief from the requirement that the fixtures be full-cutoff since the proposed wallpacks that are proposed to be mounted on the building would be illuminating the full parking lot. Weibel indicated she would support this relief but requested the opportunity to address any complaints that may come from Lititz Manor due to the proposed lights being much higher than the adjacent property. Yohe acknowledged this concern. Piazza asked about left turns from the site to which Love indicated that both driveways were permitted by PennDOT and that the passthrough to Flory's would be maintained and chained off to allow traffic to exit onto E. Sixth if needed.

Weibel moved to recommend Council approve the 723 S. Broad Street plan subject to the following modifications:

§305 Preliminary Plan Application

§405 Full Traffic Study

§405 Wetlands Study

§602.A.7 – Reconstructing existing streets at perimeter

§603.C.1 Provide 6” curb reveal within private property

§614.D.2 – Horizontal lighting shall meet IESNA Fully Shielded criteria – on the condition that any complaints from Lititz Manor be accepted and addressed.

FBC 20.24 Tree Island every 8 parking spaces.

Meyer seconded the motion and it passed unanimously.

New Holland Coffee Company/Chilangos

Good began his presentation by reporting that his client’s request to post the speed limit of Kleine Street to 15 mph to allow for Safe Sight Stopping Distance (SSSD) at Pine Lane was granted by Borough Council at the April meeting. He continued by noting that Council deferred the request to change Pine Lane to one-way to the north until planning for the Toy Soldier project was underway.

Good continued by addressing the outstanding discussion item which was the proposed painting of the Chilangos building. Good stated that his client has decided on a darker gray with white accents which they believe fits better with the streetscape and the adjacent Wilbur Building. The Commission generally supported the design changes. Dickinson inquired as to how trash will be dealt with on the property. Good indicated that a central dumpster would serve both businesses, and that with the owner occupying the site trash pickup would increase.

Smith moved to recommend Council approve the New Holland Coffee Company plan subject to the following modifications:

§305 – Preliminary Plan Submission

§402.C.3 – Show Existing Features within 200’ of the subject property

§405.B – Traffic Studies

§406 – Wetland Study

§602.A.7 – Reconstruction of existing streets

FBC 20.153 – Porticos and Stoops

SWMO §302.A.2.b – Volume control

Weibel seconded the motion and it passed unanimously.

ORDINANCES

Form-Based Code Architectural Applicability Amendment

Yearick presented a draft amendment to the Subdivision/Land Development Ordinance that was drafted by the solicitor to ensure that the Architectural standards of the Form-Based Codes applied to all districts. Gattis asked about the justification of expanding the architectural requirements of the Form-Based Code if the code only applied to new development. Yearick confirmed that the applicability of the Form-Based Codes had been applied to redevelopment which was defined as a 20% change of a site characteristic. Gattis stated that she hoped that the Code would not be applied so proscriptively that it would regulate paint colors. A discussion of the history of the Form-Based Code and its applicability ensued. At the conclusion of discussion Meyer made a motion to recommend the amendment to Council. Weibel seconded and it passed unanimously.

OPEN DISCUSSION

Yearick mentioned that the most recent draft of the Southern Gateway Study had been distributed and would be discussed at the next meeting. Weibel inquired as to the status of the Geothermal Well Ordinance, to which Yearick responded that it would be on the agenda for the June meeting.

Bomberger asked about demolition procedures, and a discussion of the current Borough demolition and Form-Based Code requirements ensued.

ADJOURNMENT

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

Respectfully submitted,

Elijah Yearick
Director of Planning & Community Development