

LITITZ BOROUGH PLANNING COMMISSION
Minutes of Meeting Held May 2, 2023

The May 2, 2023 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Stauffer with members Smith, Meyer, Weibel, and Yearick (Alternate) present. Piazza and Stoudt were excused. Attending in person was Steve Gergely of Harbor Engineering. Attending via Zoom was Councilman David Brubaker. The minutes of the April 5, 2023 Planning Commission meeting were approved on a motion by Weibel, seconded by Meyer.

Subdivision & Land Development Plans
Resubmission of 456 Golden Street Subdivision/Land Development Plan

Gergely provided the Commission with the background of the project, mentioning that several homes were completed, and that the developer was preparing to record the lots for sale. As part of the previously approved plan, the Borough was to give a portion of an adjacent lot that currently contains a Borough-owned stormwater basin to the developer to incorporate into a forebay that would feed into the existing basin. However, as the lots were preparing to be subdivided, it became clear that the Borough code would prevent the land from being simply given to the developer. Gergely detailed the required process which would entail an appraisal, 30 days of public notice prior to sale, and direct sale only being possible if the appraised value is under \$6,000. Considering the process, the developer is requesting that the Borough grant a stormwater easement for the land in question instead of a land transfer, which requires the plan to be rerecorded at the County. No other part of the plan is proposed to be changed by this resubmission. Yearick reported that the developer has expressed a willingness for the Borough's solicitor to draft the easement and reimburse the Borough for this cost. The Commission had no questions for Gergely. Smith recommended that Borough Council approve the resubmission, Meyer seconded, and it passed unanimously.

Commissioners Forum
Open Discussion

Yearick encouraged the Planning Commission to attend the next public Comprehensive Plan meeting on May 11 at Brick Gables. The focus would be on Economic Development priorities.

ADJOURNMENT

There being no further items, the meeting adjourned at 7:05 P.M., on a motion by Smith with a second by Weibel.

Respectfully submitted,

Elijah Yearick
Managing Director of Planning & Development