

LITITZ BOROUGH PLANNING COMMISSION
Minutes of Meeting Held November 1, 2022

The November 1, 2022 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Stauffer with members Meyer, Weibel, Stoudt (Alternate) and Yearick (Alternate) present. Piazza and Smith were excused, The Commission nominated and elected Stauffer to serve as Chairman for the meeting and Stoudt was requested to serve as a full member. Also in attendance were Dennis Drummond, St. Luke's UCC, and David Brubaker of Lititz Borough Council. The minutes of the August 2, 2022 Planning Commission meeting were approved on a motion by Weibel, seconded by Meyer.

Subdivision/Land Development Plans
St. Luke's UCC Subdivision

Drummond began his presentation to the Commission by stating that St. Luke's Church had been approached by a potential buyer to subdivide 1.039 acres at the rear of their property, abutting North Walnut Street in the R-2 district. The Commission reviewed and discussed the comments provided by the Planning Director and the Borough Engineer, noting that most were administrative. As part of this discussion, Drummond requested a modification of the Wetland Study requirements since no alterations of the site were being proposed as part of the subdivision. The Commission also encouraged the Church to get any allowances for the existing driveway in writing as part of the sale.

Weibel made a motion to recommend approval of the subdivision with the following modification:

§406 – Wetland Study requirement.

Stauffer seconded the motion, and it passed unanimously.

Open Discussion
Cargill Expansion

Yearick updated the Commission that Cargill has indicated they did not want to open Buch Avenue, as shown on the Official Map. He also noted that the issue had been reviewed with the Borough Solicitor, Lititz Fire Company, WESC, and Cargill. All are open to a revised access plan that would utilize the shared access drive between the existing Cargill Factory and the Public Works Garage, though the Borough maintains that the existing access agreement would need to be amended as part of that discussion. The Commission then viewed the newest concept that had been provided to the Borough.

ADJOURNMENT

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

Respectfully submitted,

Elijah Yearick
Director of Planning & Community Development