

LITITZ BOROUGH PLANNING COMMISSION
Minutes of Meeting Held November 5, 2019
7 S. Broad Street, Lititz, PA

The November 5, 2019 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Meyer, Stauffer, Weibel, and Yearick (Alternate) present. Smith and Conaway were absent. Others in attendance were Stephen Lee, Lititz Borough Council, Jennifer Lee of Derck & Edson, and Dino Cesarini of Warfel Construction. The minutes of the October 1, 2019 Planning Commission meeting were unanimously approved on a motion Weibel, seconded by Stauffer.

SKETCH PLANS/ FINAL PLANS/ SWM PLANS/ SUBDIVISION PLANS/CONDITIONAL USE
Linden Hall Residence Hall

At the beginning of the presentation Stauffer recused himself from discussion due to his employment at Derck & Edson since Derck & Edson is representing Linden Hall.

J. Lee provided an update of the project since the last meeting. She stated that most of the comments from the previous month's review had been addressed, and while some work remained such as legal agreements and easements, Linden Hall had no objection to addressing them moving forward. She also said that the water lines serving the campus remained elusive but that they were determined to work out the details moving forward. Weibel asked Yearick to summarize the proposed interim agreement for the Stormwater Bank. Yearick stated that since the timing of the projects does not coincide there needs to be an understanding on how the stormwater will be addressed until the completion of the bank. Yearick continued by stating that LandStudies had looked at several of the previously implemented stormwater projects, particularly the Oak Street Wetlands, and determined that there would be enough capacity there to handle the modest flows generated by Linden Hall's expansion. Weibel asked if this consideration would become policy and Yearick indicated that it would be addressed on a case by case basis. Weibel then commended J. Lee on locating an easement from the 1960s. Lee indicated that this easement would be carried forward on the new plans. Piazza asked about how the comment from County Planning would be addressed. J. Lee indicated that Linden Hall would evaluate the situation moving forward, but at this time there was no desire to include additional impervious on the plan. Upon the conclusion of discussion Weibel moved to recommend approval of the Plan with the following modifications and that all outstanding review comments be addressed:

- **§305 Preliminary Plan**
- **§402.C.3** – Existing Features within 200' of the subject tract
- **§402,C,4.b &c** – Existing Features – Features within the subject tract
- **§ 403.E.2.A Sewer Planning**
- **§405 Traffic Impact Study**
- **§406 Wetland Study**
- **§603.A.10 Bike Racks**
- **§ 614 Lighting and Lighting Plans**
- **FBC 20.37 Bike Racks**
- **FBC 20.153 Porticos and**
- **FBC 20.162 Non-residential Building Recesses or Projections**
- **FBC 20.173 & 174**

- **SWM §Sections 301.T and 304.A Roof Drain and impervious area runoff**
- **SWM § 301.V and 304.C Stormwater flows onto adjacent properties**
- **SWM §302 Volume Control – requiring the project to not increase the post development total runoff volume for all storms up to and including the 2-year 24-hour storm event.**
- **SWM § 303 Rate Control**

Meyer seconded and the motion passed unanimously.

ORDINANCES CCRC Special Exception

Stauffer reseeded himself with the Commission. Yearick provided an update on the proposed ordinance which included language for Continuing Care Retirement Communities (CCRC); the updates to the Commercial, Industrial, and General Business Districts that were previously discussed; and other administrative items. The Commission had a discussion on setbacks and the separation between single-family homes off campus and non-single family homes on campus. It was decided that a minimum buffer of 20 feet should apply to all sides of a campus that was not abutting a public street. It was also determined that a 30-foot vegetative buffer should be put in place wherever institutional uses abut existing single-family residential units offsite. The Commission also decided to include Theatres in the Commercial and General Business Districts by Special Exception, and Event Spaces in the Lititz Run Revitalization by right. Weibel made a motion to amend the draft ordinance as discussed, Stauffer seconded and it passed unanimously.

Short-term rentals

Yearick reported to the Commission about recent rulings on short-term rentals and the Zoning Officer's desire to update the ordinance to better regulate these uses. He provided an overview of how the uses are currently addressed in the Borough and shared County Planning's review document and draft ordinance. Weibel suggested that he and McEntarfer work on language to bring to the PC for consideration. She also suggested to include both Borough Police and Lititz Fire Company in the review.

ADJOURNMENT

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

Respectfully submitted,

Elijah Yearick
Director of Planning & Community Development