

LITITZ BOROUGH PLANNING COMMISSION  
Minutes of Meeting Held November 3, 2020  
Held Remotely Via Zoom due to the Coronavirus Pandemic

The November 3, 2020 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members, Stauffer, Meyer, Weibel, Conaway (Alternate) and Yearick (Alternate) present. Smith was excused and Conaway was requested to serve as a voting member. Others in attendance were Jason Tarbart and Richard Ranalli of Warwick House LLC, Dana Clark of Tippetts Weaver Architects, Sheila O'Rourke of Gibbel Kraybill & Hess, and David Brubaker of Lititz Borough Council. The minutes of the August 4, 2020 Planning Commission meeting were unanimously approved on a motion Stauffer, seconded by Weibel.

CONDITIONAL USE APPLICATIONS  
Request for Partial Demolition of 102-104 N. Broad St.

Piazza began the discussion by asking if Yearick had any comments. Yearick indicated that he had received supplementary information in the form of a Sanborne map that showed the property and its construction in 1898. Based on this information he stated that his understanding is that the demolition would be limited to frame additions to the oldest part of the structure which is of stone construction. O'Rourke confirmed that this was the case.

O'Rourke began her presentation by providing an overview of the current site which is being operated as The Toy Soldier noting that it is currently a restaurant and residential apartments. She noted that the earliest structure on site dates to 1809 and showed a historic photo to establish the historic core of the building. She stated that the goal of the project is to rehabilitate and restore the historic building while removing the non-historic additions. O'Rourke said that the goal of the project was to operate a new restaurant on the site with either residential apartments or a hotel.

Clark provided his professional background noting that he is a Principal at Tippetts Weaver and that one of the specialties of the firm is the renovation and reuse of historic buildings. He also noted that he is a life-long Lititz resident and is excited to be working to restore this building. He reviewed the buildings history noting that the site has served as a hotel, gas station, and restaurant. He said that the presented historic photo was the earliest found when working with a local historian and provided the context for their rehabilitation plans.

Clark then reviewed the Sanborne map, noting other accessory uses such as a livery stable, barn, dance hall, and assorted other outbuildings. He noted that the historic core is easily identifiable within the building. He then discussed a frame addition to the historic core which, based on an assessment of building materials, had been almost totally rebuilt over time. He then provided a chronology of the building noting the era of each addition. Clark stated that the earliest portion of the building likely predates the 1809 date based on the materials found within the building. Other additions to the 1898 historic core are estimated between 1940 and 1970.

O'Rourke then requested that Clark walk the Commission through the proposed rehabilitation and redevelopment. Clark described that the existing façade would be restored to mimic the historic core as shown as in the historic photo. Additionally, three story infill pieces would be built to replace a one story addition north of the historic core and to occupy the current driveway from Broad Street. The proposed infills take their queues from the massing and style of other buildings that currently sit on North Broad. Finally he said that to accommodate parking a raised building with under parking is proposed at the rear of the property in order to minimize the impact on the streetscape.

O'Rourke then addressed each criteria under §322 of the Zoning Ordinance, noting that many do not apply since Warwick House LLC is seeking to restore and reuse the oldest piece of the property.

After discussion, Piazza asked for a motion on the demolition. Weibel made a motion to recommend that Council approve the request for partial demolition at 102-104 N. Broad. Meyer seconded the motion and it passed unanimously.

### ORDINANCES Official Map

Yearick began discussion by providing an overview of the changes to the official map that were discussed in 2019 and has been incorporated into a new draft. Piazza asked if the map is consistent with the Comprehensive Plan's objectives. Yearick confirmed that it was. Weibel questioned whether Pierson Road's configuration was correct. Yearick stated that had been previously cut off, but it was his understanding that the current plans were for the road to remain with a right-in right-out at Rothsville Road. Upon the conclusion of discussion Stauffer made a motion that the proposed official map update is in accordance with the objectives of the Borough's formally adopted Comprehensive Plan and recommended its approval to Borough Council. Weibel seconded the motion and it passed unanimously.

### Short-Term Rental Ordinance

Yearick presented on the Borough's solicitor's comments to the Short-term Rental Ordinance. Stauffer moved to recommend the Short-Term Rental Ordinance to Council. Meyer seconded and the motion passed unanimously.

### Demolition Application Amendment

Yearick provided a draft of a brief amendment that would supplement submission requirements for demolition applications. Weibel suggested that the historic significance review be provided for all structures requested for demolition. Piazza suggested crafting a definition of historic significance review. Upon discussion the Commission suggested that a proper historic significance review should include Date of Construction, Notable Residents, Notable Events, Method of Construction, Architectural Style, Current Photographs, and Historic Photographs/Artistic Renderings. Upon conclusion of discussion Weibel moved to pass the draft amendment to Council for their consideration. Stauffer seconded the motion and it passed unanimously.

### OPEN DISCUSSION

Yearick began the discussion by providing an overview of the proposed development on the small farm near Golden Street. He continued by noting that a resident on Hensley Street had several inquiries about the development. In addressing those inquiries, he reported that he realized that duplexes – which are common in the Sutter Village neighborhood are not allowed over the overlaying R-1 Zoning District that also includes the farm. Weibel discussed the proposed developer's previous efforts and noted that there had been mixed use proposals in the past. The Commission proceeded to discuss the proposed sketch plan and the need for low- and middle-income housing in the Borough. While its conceptual and many factors are in play, the Commission concurred that Yearick could reach out to the developer to gauge their interest in providing lower cost housing on the property.

### ADJOURNMENT

There being no further items, the meeting adjourned 8:15 P.M., on a motion by Meyer with a second by Stauffer.

Respectfully submitted,

Elijah Yearick  
Director of Planning & Community Development