

LITITZ BOROUGH PLANNING COMMISSION
Minutes of Meeting Held October 1, 2019
7 S. Broad Street, Lititz, PA

The October 1, 2019 meeting of the Lititz Borough Planning Commission was called to order at 7:00 P.M. by Piazza with members Smith, Stauffer, Weibel, and Yearick (Alternate) present. Meyer and Conaway were absent. Others in attendance were Jennifer Lee of Derck & Edson, Dino Cesarini of Warfel Construction, Jakob Olree and Michael Waylett of Linden Hall, Joyce Gerhart of RGS, and Matt Oathout of Luthercare. The minutes of the September 3, 2019 Planning Commission meeting were unanimously approved on a motion Smith, seconded by Stauffer.

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

At the beginning of the presentation both Smith and Stauffer recused themselves from discussion due to their employment at Derck & Edson since Derck & Edson is representing Linden Hall. Additionally, Smith served as the engineer for the project. Piazza requested that Yearick serve as a full member for the discussion.

Lee provided a summary of the project, noting that nothing has changed since the conditional use presentation in August. Since that presentation she noted that the project had received both Conditional Use approval for the demolition as well as Special Exception approval for the expansion of a use allowed by special exception as well as several variances that related to the Form-Based Codes.

The project consists of 29 double rooms and three dorm parent rooms. None of the rooms would house new students but would be used to take sub-standard rooms out of circulation and eliminate the need to have three students in some rooms. Additionally, the improvements would broadly improve the accessibility of the buildings, allow for the creation of a new infirmary, fitness room, and common spaces. Lee continued in noting that the building would match the portions of the adjacent buildings that would remain but would be incorporating other architectural features on campus such as stucco facades, stone water table, and similar patterning at the cornice.

Upon looking over the comment letter Weibel stated that she thought it would be best to address the current comments and resubmit the plan for next month. Lee responded that those updates were already underway. Piazza asked if WESC's comments would be addressed. Lee said that they had met with WESC early in the process and both WESC and other comments would be addressed.

Piazza inquired to the changing stormwater management modifications. Lee provided an overview of the current modifications, noting that they had met with borough staff and LandStudies early in the process to discuss the possibility of contributing to the proposed stormwater bank in lieu of providing subterranean detention on site. Lee stated that most comments were well received and could be easily addressed. Her only concern was that one of the engineer's comments mentioned the need for an agreement regarding the stormwater improvements if a stormwater bank is not developed by the time the project is underway. Linden Hall's concern is that its time frame will likely result in the additions being done before the bank is completed. Previous discussions with staff had not indicated this was a consideration. Yearick stated that he had been part of these meetings and that everyone including

LandStudies was on board with the concept. Smith mentioned that LandStudies had just been appointed as the engineer when they had met.

The Commission decided that this modification is ultimately under the purview of Council and should be addressed as part of the updates to the plan. Lee said Linden Hall was open to the plan being tabled for a month, and Yearick said he would follow up with Council and LandStudies to coordinate a meeting on the stormwater fee agreement.

The plan was tabled until the November meeting.

ORDINANCES CCRC Special Exception

Smith and Stauffer reseated themselves with the Commission. Yearick provided an overview of the work group meeting that was held to discuss how best to allow for the existing Continuing Care Retirement Communities. He said that upon discussion the committee had agreed that approaching it as a special exception made the most sense when considering possible reorganization of the campuses in the future. This would keep multi-unit residential from being a permitted use if for some reason either campus pulled back its units. He also stated that a primary concern from the committee is the heights adjacent to the existing residential units on S. Oak Street and Kissel Hill. Gerhart stated that the current height limits were 35 feet. Yearick agreed that this was the case but stated that there might be a limit on multiunit heights requiring additional setbacks. Oathout said that where they were considering constructing the multi-unit residences that this restriction should not be an issue. Yearick said that the committee was interested in impervious coverage, but that both campuses were under the maximum coverage for the district so that likely would not be changed under the special exception. Lastly, Yearick reported that there has been consideration with setting maximum limits for certain types of uses, such as skilled care beds, which would prove difficult to repurpose as the demographics of the retired population change. Oathout responded that if anything Luthercare would pull back from skilled care beds since most of the skilled care was of short duration and was not cost effective to pursue.

Yearick asked whether skilled bed areas could be converted to other types of units. Oathout responded that new Assisted Living units would need to be new construction. Changing skilled care rooms to Personal Care units or offices would be a possibility. Weibel asked whether Luthercare was looking into the possibility of serving aging persons with disabilities that would benefit from a group care setting. Oathout said that this was not a consideration at this time due to the different needs. He said an expansion to Alzheimer or dementia support would be more feasible. Gerhart said Garden Spot Village had also looked at providing for low-income seniors.

Gerhart stated that they had talked with McEntarfer and had been told that they could submit to zoning for the expansion of a non-conforming use to construct a new welcome center as an accessory use. She also encouraged the Commission to forward any draft language to her, Luthercare, and Moravian Manor for review. Yearick confirmed that they would.

Industrial District Review

The Commission reviewed the profile of the Industrial District provided by Yearick. Upon discussion the Commission responded that they were in favor of eliminating many of the non-industrial uses from the zone that had been placed prior to the Lititz Run Revitalization District's adoption. These uses include business and professional offices, banks and other financial institutions, hotels & motels, restaurants and taverns, non-profit clubs, self-service laundries, dry cleaners, and parking lots. Weibel said she was also supporting of removing retail businesses of 20,000 sq. ft. or greater. She also stated she had concerns over accessory apartments. There was also a discussion about making a distinction between production breweries & distilleries and tasting rooms which are more of a retail component. There was also a discussion about making drive throughs allowed by special exception.

Open Discussion

Yearick discussed the Borough's need and plans to implement a stormwater fee.

Weibel discussed that the High Property north of the Borough was for sale and its mixed zoning.

ADJOURNMENT

There being no further items, the meeting adjourned 7:55 P.M., on a motion by Stauffer with a second by Smith.

Respectfully submitted,

Elijah Yearick
Director of Planning & Community Development