

LANCASTER CITY PLANNING COMMISSION
MINUTES

April 19, 2017

The Lancaster City Planning Commission held a regularly scheduled meeting on Wednesday, April 19, 2017 at 6:00 p.m. in the Commission Room, Municipal Building, 120 North Duke Street, Lancaster, Pennsylvania.

PRESENT: Willie Morant, Vice Chairman; Eve Bratman; Jose Colon; Marshall Snively and Jean Weglarz

EXCUSED: Janice Stork and LaGena Wright

ABSENT: Faith Craig and Jon Lyons

STAFF: Craig Lenhard, Senior Planner

GUESTS: David Garman, Land Grant Surveyors, and Steve Young, Owner

Minutes of the March 15, 2017 Meeting

Vice Chairman Morant called the meeting to order at 6:02 p.m. Minutes of the March 15, 2017 meeting were approved as presented.

Introduction of new Commission member

Mr. Lenhard introduced Ms. Bratman, who has been appointed to replace Mr. Wilsker. Ms. Bratman provided a brief history of her interests in planning and the teaching position she holds at Franklin and Marshall College. The Commission welcomed Ms. Bratman.

Final Plan for 210 West Grant Street

Mr. Garman displayed a plan proposing the subdivision of the rear 50 feet of 209-211 W King Street and adding that yard area to 210 W. Grant Street, which adjoins the lot. A 2014 subdivision plan added additional land to 210 W. Grant but at that time the owner of 209-211 W. King did not wish to sell. Discussion with the new owner has led to an agreement to sell the rear yard. The additional yard area is to remain as open space.

There were no comments from the County Planning staff. The City Planning staff recommended unconditional approval.

Mr. Young stated that his yard areas have been used by the Fulton Opera staff. Mr. Snively stated that the improvements and activities at Mr. Young's property have been positive for the City.

Following a brief discussion Mr. Snively moved to approve the plan. The motion was seconded by Mr. Colon and unanimously approved.

Certification of Blight for Vacant Properties – 321 N. Concord Street and 545 S. Christian Street

Mr. Lenhard presented photographs of the conditions of each property. Mr. Reardon has indicated to staff that he has no funds to rehabilitate his Concord Street property. The owner of 545 Christian Street has not contacted the City concerning notices sent about the property's condition.

Following a brief discussion, Ms. Weglarz moved to certify both properties as blighted. The motion was seconded by Mr. Colon and unanimously approved.

Address	Conditions of Blight met	Water-Sewer Liens	Trash /Recyl.	Housing License	Unpaid Taxes	Alarms/ Violations
321 N Concord St.	11	\$268.86	\$205.80	\$0	\$10,672.99	\$0
545 S Christian St.	10	257.44	944.30	0	2,467.83	0

Other Business

Mr. Lenhard distributed copies of the Commission's 2016 Annual Report detailing significant plan actions and projects. The report provides information on the number of plans processed, retail, manufacturing and other use groups' square footage added thru new construction, waivers of the land development process, number of properties certified as blighted, and income generated by plan review fees. The report has been shared with City Council.

Public Participation – None

Adjournment

Having no further business to be brought before the Commission, Vice Chairman Morant adjourned the meeting at 6:22 p.m.

Respectfully submitted,

Craig Lenhard
Senior Planner