

LANCASTER CITY PLANNING COMMISSION  
MINUTES

May 17, 2017

The Lancaster City Planning Commission held a regularly scheduled meeting on Wednesday, May 17, 2017 at 6:00 p.m. in the Commission Room, Municipal Building, 120 North Duke Street, Lancaster, Pennsylvania.

PRESENT: Janice Stork, Chairperson; Faith Craig; Willie Morant; LaGena Wright and Jon Lyons

EXCUSED: Eve Bratman; Jose Colon; Marshall Snively and Jean Weglarz

STAFF: Paula Jackson, Chief Planner and Craig Lenhard, Senior Planner

GUESTS: John Hershey, RGS; Sandy Kime, ELA Group; Keith Heigel, Light-Heigel & Associates; Susan Hoover, resident; Jeremy Young, Lancaster Alliance; and Dan Banzhof, Warfel Construction

Minutes of the April 19, 2017 Meeting

Chairperson Stork called the meeting to order at 6:05 p.m. Minutes of the April 19, 2017 meeting were approved as presented.

Final Plan for 35 Erick Road

Mr. Kime identified the site as being adjacent to the South Central Transit Authority headquarters. The proposal is to develop an existing vacant lot formerly used as a spoils site for Ready Mix Concrete Company. The site will contain a 30,000 SF structure currently proposed as a processing facility for plant material. The site will employ 25 people and have 26 parking spaces with a loading dock. The site is adjacent to the Dillerville Wetland but will not encroach upon it.

Staff recommended approval subject to five conditions (see file 17-4-6).

Following a brief discussion Mr. Lyons moved to approve the plan. The motion was seconded by Ms. Craig and unanimously approved.

Final Plan for 101 N Queen Street

Mr. Hershey noted that Zamagias Properties has recently developed properties in the city that include Steeple Loft Apartments on Water Street and the Keppel Building on North Queen Street. The plan is to redevelop the vacant, former Bulova building into up to 20 commercial spaces and 57 residential units. Approvals have been secured from the Shade Tree Commission, Traffic Commission, Historical Commission and City Council. Approval from PennDOT for the proposed access drive onto E. Orange Street, a state road, is necessary. Two waivers were discussed that included spacing of new street trees and the slope of the proposed driveway. The project envisions outdoor dining next to the Lancaster Square public park space, upper level building projections over the public right-of-way and an architectural sun shade. The three elements will require easements that are currently under review. The bus stop on the Orange Street side has been moved to allow for the creation of a new driveway that will provide

access to proposed private parking within the lower level of the building. Building elevations were presented showing the architectural features that will replace the existing building façade. Tax credits will be used in the construction financing that will include both market rate and affordable housing units.

Ms. Craig questioned the sight visibility and pedestrian safety issues associated with the proposed driveway. Mr. Hershey explained that truncated dome pavers will be installed on each side of the drive to warn pedestrians as well as audible and visual warning devices that will alert users to cars wishing to exit the building.

The Commission also briefly discussed the impact of the architectural design as an enhancement to the downtown, the positive impact to Lancaster Square and the potential beneficial stormwater impacts when the Square is redesigned.

There was a discussion on the need for coordination of traffic and pedestrian impacts with several major projects within a block radius (Fulton Bank and Marriott).

Staff recommended conditional approval of the plan subject to three conditions (see file 17-4-7).

On a motion by Ms. Wright, seconded by Mr. Lyons, the Commission unanimously approved the plan subject to the conditions noted in the staff review.

#### Waiver Request for 349-351 N Market Street

Ms. Jackson explained the land development plan processing requirements and how they differed depending if the project was classified as a no impact, minor, preliminary or final plan. Each type of project has thresholds that determine how a plan will be reviewed and by whom (staff or the Commission). Because the plan proposes an increase in water consumption in excess of 350 gallons of water per day and because new service laterals are proposed, the staff cannot view it as a no impact plan and it would be up to the Commission to decide if a land development plan submission is required.

Mr. Heigel explained how the conversion of the existing two-unit warehouse to a proposed six-unit student housing apartment building would occur, noting no real impacts other than obtaining a street opening permit. Having to prepare a plan would potentially add \$10,000 to the project costs and add to the plan approval processing time.

Ms. Jackson stated that the staff was supportive of the granting of a waiver wherein a plan filing would not be required.

Following a brief discussion Mr. Lyons moved to approve the requested waiver. The motion was seconded by Ms. Wright and unanimously approved.

#### Certification of Blight for Vacant Properties – 547 Howard Avenue, 437 E Strawberry Street and 903 Manor Street

The Commission reviewed the property files noting that Howard Avenue had met nine, Strawberry Street met seven, and Manor Street met seven conditions of blight. Following a brief discussion, Mr. Lyons moved to certify all properties as blighted. The motion was seconded by Mr. Morant and unanimously approved.

Address	Conditions of Blight met	Water-Sewer Liens	Trash /Recycl.	Housing License	Unpaid Taxes	Alarms/ Violations
547 Howard Ave.	9	\$0	\$0	\$0	\$0	0
437 E. Strawberry	7	1,251.96	330.75	0	0	0
903 Manor St.	7	135.00	0	0	0	0

Other Business

Ms. Jackson provided an update on the schedule for City Council action on the proposed zoning amendments, which will include the registration of visitor rental units, such as Airbnb's, that are not owner/manager occupied. Ms. Wright stated that the City currently does not have enough inspectors to enforce laws already on the books and was concerned with the additional burden on staff.

Ms. Jackson stated that the Commission will soon receive the proposed amendments and will be asked to act upon a recommendation to the City Council during its June 7, 2017 meeting.

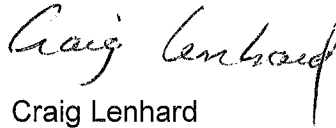
Public Participation

None

Adjournment

Having no further business to be brought before the Commission, Chairperson Stork adjourned the meeting at 7:09 p.m.

Respectfully submitted,



Craig Lenhard  
Senior Planner