

LANCASTER CITY PLANNING COMMISSION  
MINUTES

September 20, 2017

The Lancaster City Planning Commission held a regularly scheduled meeting on Wednesday, August 16, 2017, at 6:00 p.m. in the Commission Room, Municipal Building, 120 North Duke Street, Lancaster, Pennsylvania.

PRESENT: Janice Stork, Chairperson; Jose Colon; Faith Craig; Joshua Druce; Jon Lyons; Willie Morant; Marshall Snively and LaGena Wright

EXCUSED: Eve Bratman

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

GUESTS: David Miller, Rettew Associates; Tom Smithgall, High Associates; Terry Cain, Fulton Bank; Laura Proctor, LCPC; Rachel Luehm, CAP/Lancaster Equity; and Tim Stuhldreher, LNP Staff Writer

Minutes of the September 6, 2017 Meeting

Chairperson Stork called the meeting to order at 5:57 p.m. Minutes of the September 6, 2017 meeting were approved.

Final Plan – 23 E. King Street, Fulton Bank Expansion

Mr. Miller introduced Mr. Smithgall and Mr. Cain representing the project team. In late 2012 Fulton bank submitted a plan to construct an office building on the site. The plan was put on hold for several years and is now being resubmitted. Approvals have been obtained from the Shade Tree Commission, Historical Commission and City Council. The existing lot occupied by Subway will be added to the currently vacant lot adjacent to the site; and the Subway building will be demolished. The new three-story office will include a commercial space for the Subway business that will be able to operate independently of the office. The administrative building will house approximately 400 persons some of which currently work at 160 E. King Street. A pedestrian bridge over N. Christian Street was approved as part of the 2012 plan submission and will be constructed as part of the project.

Mr. Lyons complimented the project for keeping the Subway business as it is unusual to see sites redeveloped while keeping existing businesses. He felt this was an example of an excellent redevelopment project.

Ms. Craig asked what was to become of the Subway employees during construction. Mr. Cain stated his understanding that employees would be offered positions at local Subway stores.

Mr. Miller went on to describe site improvements that include new heated sidewalks, tree plantings on E. King Street, handicapped ramps and a green roof that will capture two and one half times more rain water than is required by the City's stormwater ordinance. A bicycle rack will be placed on the corner of Grant and Christian Streets within the current bank plaza. Room

has also been made on the bottom of the overhead bridge for bicycle route signage as requested by the City.

Mr. Morant asked about traffic and pedestrian safety during construction. Mr. Miller stated that King Street will remain open to traffic with two lanes of travel and that a covered pedestrian passageway will be provided adjacent to the work site. Construction will last 12 months with a February 2018 start date.

Ms. Craig noted that Subway is often quite busy with lines extending outside the building with wait times of up to 45 minutes. She wondered if the space was being made larger. It was noted that the Subway franchise uses a standard size model for most locations.

Mr. Snively thanked Fulton Bank for working to keep the Subway business and for investing in the City and bringing people downtown.

Mr. Miller briefly reviewed the suggested conditions of approval outlined by staff and stated their willingness to meet the conditions.

Ms. Wright asked if the Subway would be able to stay open independent of the office hours. Mr. Cain answered in the affirmative.

Mr. Lyons moved to approve the plan with conditions noted by staff (see file 17-8-17). Motion was seconded by Mr. Morant. Motion carried, with Mr. Snively abstaining.

Certification of Blight for Vacant Properties –547 Woodward Street, 644 E. Walnut Street, 509 E. Chestnut Street, 505 S. Prince Street and 607 St. Joseph Street

The Commission reviewed the property fact sheet for each property noting the conditions of blight as certified by staff. Ms. Jackson noted that 547 Woodward Street was previously certified by the Commission but was being resubmitted due to a procedural error by the Property Reinvestment Board not having notified all persons listed in the deed.

Following a brief discussion Mr. Lyons moved to consolidate the five properties under one motion. Mr. Snively seconded the motion which passed unanimously.

Mr. Lyons next moved to certify the properties as blighted. Motion seconded by Mr. Druce and unanimously approved.

The properties were noted as having the following conditions:

Address	Conditions of Blight met	Water-Sewer Liens	Trash /Recyl.	Housing License	Unpaid Taxes	Alarms/ Violations
547 Woodward	6		(previously certified)			
644 E. Walnut	10	\$139.67	\$2,327.25	0	\$1,364.15	0
509 E. Chestnut	7	1,747.29	1,768.50	0	0	0
505 S. Prince	12	411.27	52.50	0	1,769.59	0
607 St. Joseph	6	592.02	1,245.00	0	1,736.50	0

Other Business

Ms. Jackson stated that the Commission would be discussing housing and its relationship to zoning at a future meeting. As part of the discussion, the Commission was invited to think about "tiny homes" as shown on TV and other forms of non-traditional such as homes made from shipping containers and the issues with the Uniform Construction code and historic district regulations.

Mr. Colon stated that SACA is working on a project to install two tiny homes on its Pershing Avenue property to provide temporary shelter. The units would not have kitchens and individuals staying would need to be enrolled in various programs to gain skills enabling them to move out and be self-sufficient.

Public Participation - None

Adjournment

Having no further business to be brought before the Commission, Chairperson Stork adjourned the meeting at 6:34 p.m.

Respectfully submitted,

  
Craig Lenhard  
Senior Planner