

LANCASTER CITY PLANNING COMMISSION
MINUTES

December 6, 2017

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

PRESENT: Janice Stork, Chairperson; Faith Craig; Joshua Druce; Jon Lyons and Willie Morant

EXCUSED: Eve Bratman, Jose Colon, Marshall Snively and LaGena Wright

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

GUESTS: Jim Sanchez, Sanchez and Associates; and Ernie Beiler, Property Owner

Minutes of the November 15, 2017 Meeting

Chairperson Stork called the meeting to order at 6:00 p.m. Minutes of the November 15, 2017 meeting were approved.

Final Plan – 536 S Prince Street Storage Units

Mr. Sanchez presented a plan showing the construction of 20 (10x20') storage units to be constructed along the rear property line. The site has three existing buildings that are used for storage. The site previously had above ground oil storage tanks which were removed. A Phase 1 environmental was performed. A stormwater infiltration system is proposed to handle roof water from the new building that will discharge to the west onto the adjacent KOZ site. In response to a question from Mr. Morant, Mr. Sanchez noted that the only access to the site is from North Prince Street.

Two modification requests were explained for the existing driveway and how compliance with ADA slope requirements would make pedestrian travel unsafe due to the adjacent driveway slopes.

Ms. Stork asked if any site demolition was involved. Mr. Sanchez indicated that an old concrete slab and foundation would be removed in preparation for the new building.

Following a brief discussion Mr. Lyons moved to approve the waivers and to conditionally approve the plan as per the staff recommendation contained in file 17-8-19. The motion was seconded by Mr. Druce and unanimously approved.

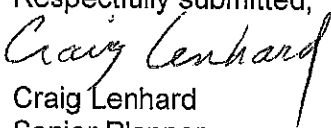
Mr. Lyons commented that the use was a good one for the neighborhood and in consideration of the steep slope along the rear property line.

Housing Policy Goals

Ms. Jackson began the discussion by referring to the Building on Strength Plan prepared by the Lancaster Alliance, dated June 2015, that sets a goal of 2,500 new residential units by 2030.

Adjournment

Having no further business to be brought before the Commission, Chairperson Stork adjourned the meeting at 6:57 p.m.

Respectfully submitted,

Craig Lenhard
Senior Planner