

LANCASTER CITY PLANNING COMMISSION MINUTES

December 21, 2016

The Lancaster City Planning Commission held a regularly scheduled meeting on Wednesday, October 19, 2016 at 6:00 p.m. in the Commission Room, Municipal Building, 120 North Duke Street, Lancaster, Pennsylvania.

PRESENT: Sam Wilsker, Chairman; Faith Craig; Jon Lyons; Willie Morant; Marshall Snively and Jean Weglarz

EXCUSED: Jose Colon, Janice Stork, and LaGena Wright

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

GUESTS: Doug Gamber, Raudenbush Engineering; David Keener, G.D. Keener; Mark Wolgemuth, Merk Construction; Brad Stewart, LCPC; William McMichael; Lorraine Stewart; and Tim Stuhldreher, LNP

Minutes of the October 19, 2016 Meeting

Chairman Wilsker called the meeting to order at 6:00 p.m. Minutes of the October 19, 2016 meeting were approved as presented.

Final Plan 599 Chesapeake Street

Mr. Gamber stated that Stevens College of Technology has entered into a long term lease with the State for construction of a new technology campus on the site of the former Armory. The existing Armory structures were originally proposed for reuse; however, further design considerations made the reuse impractical. An existing 60-inch sewer main through the site and discussions with Planning staff resulted in a revised design, with the building being moved closer to the street and away from the sewer line.

The State allocated funding for the project in 2015 and design work continued, with the project receiving Zoning Hearing Board approval for an educational facility in the Mixed Use zone, Traffic Commission approval for two new driveways, and Shade Tree Commission approval for removal of five trees impacting sight distance along Chesapeake Street. One of the concerns coming out of the Traffic Commission review was the speed of vehicles on Chesapeake Street. The traffic study found that 85% of the traffic traveled at 35 mph while the posted speed was 25 mph. The finding resulted in the need for sight distance requirements that resulted in the removal of certain trees.

The modification request for required separation distance between a street and the western access drive and the waiver request for not having to submit a financial guarantee were discussed. Staff noted their support for the granting of relief of the two requirements.

Due to ongoing design work involving off-site improvements and the absence of certain Public Works staff last week, specific plan review comments were not received in time for the Commission's review therefore, general comments have been proposed by staff which the applicant has agreed to concerning plan notes and details which will be added to the plan once final design of infrastructure is complete.

The new college buildings will be 60,000 SF in size, holding 150 students over three shifts (8-12, 1-5 and 6-10). September 2018 is the planned opening with an April construction start date.

Mr. Stewart asked about timing for installation of stormwater improvements. Mr. Gamber explained that stormwater flows coming off the adjacent school district property will be separated and removed from the current combination storm/sanitary sewer pipe that bisects the college site. The stormwater improvements will be built first to allow later staging of equipment and temporary contractor offices.

Following a brief discussion, Mr. Lyons moved to conditionally approve the plan as per the staff recommendation and to approve the requested waiver and modification (see file 16-9-21). Motion was seconded by Mr. Snively and unanimously approved.

Waiver Request – 617 W. Fulton Street

Mr. Keener explained that during the fall, the middle building of three garage unit structures burned to the ground. While clearing the site, the damaged floor slab was removed resulted in the need to address stormwater and land development plan processing requirements.

Ms. Jackson explained that the replacement buildings size prevented staff from processing it as a minor plan, but given the circumstances, staff and the LCPC supported processing it as a minor plan.

Following a brief discussion, Ms. Weglarz moved to approve the modification request. The motion was seconded by Ms. Craig and unanimously approved.

Certifications of Blight for Vacant Properties – 627 Fifth Street, 666 Columbia Avenue, 501 Green Street and 423 N. Pine Street

The Commission was provided copies of the property files and conditions of blight. Mr. McMichael stated that he is actively working on his Pine Street property and requested an extension until March to complete the work. Ms. Weglarz asked if the Property Reinvestment Board had granted an extension already. Mr. McMichael acknowledged that he had been given one extension but that it had expired. He felt that with the colder weather, he needed more time to complete the work. Mr. Lyons made a motion to grant an extension. Mr. Wilsker and Ms. Jackson noted that as per Mr. Patterson's presentation to the Commission of the certification process, the Commission's role is to review the documentation of blight and to make a finding as to its eligibility for certification of blight. Mr. Lyons agreed and withdrew his motion. Mr. Lyons inquired what work remained and what had been inspected. Mr. McMichael stated that flashing for a new rubber roof needed to be installed, baseboard trim and painting. Mr. Wilsker explained that the items mentioned were not weather dependent and that he should continue working to complete the rehabilitation, which will allow him to receive a certificate of occupancy.

Ms. Weglarz questioned the property ownership record for 627 Fifth Street. The file indicated that the property had been sold between the time it was first condemned and when the file was given to the Property Reinvestment Board. Staff should update the record to assure notices are being mailed to the proper individual.

Following a short discussion, Mr. Lyons moved to certify the properties as blighted. The motion was seconded by Mr. Morant and unanimously approved.

Address	Conditions of Blight met	Water-Sewer Liens	Trash /Recyl.	Housing License	Unpaid Taxes	Alarms/ Violations
423 N Pine Street	11	\$468.83	\$938.25	\$0	\$2228.88	\$0
666 Columbia Ave	10	\$3709.18	\$2415.00	\$0	\$0	\$135
501 Green Street	8	\$185.21	\$168.00	\$50	\$0	\$0
627-629 Fifth Street	10	\$9867.99	\$2028.60			\$174.20

Other Business

Mr. Stewart noted that the County Planning Commission is three years into an update of the Comprehensive Plan and invited the members to complete an on-line survey. Ms. Jackson stated that members had been emailed a link to complete the survey, and Mr. Lyons stated that he had completed his today. Mr. Stewart also noted that a County Planner will be leaving employment and that he would be picking up an additional 9 municipalities, which may result in adjustments to evening meeting attendance.

Ms. Jackson stated that the Commission would be receiving proposed zoning text amendments early next year involving parking requirements, special hospital uses, community gardens and perhaps changes to sign regulations.

Mr. Wilsker noted that this is his last meeting as a Commission member and that he will be relocating his residence outside of the city.

Mr. Lenhard stated that the annual reorganization of the Commission will occur next year and the Commission needs to think about the appointment of a nominations committee to select a slate of officers. The Commission's Bylaws state that that the annual reorganization shall occur on the third Wednesday of February. There will be no meeting January 4, 2017.

Public Participation

None

Adjournment

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

Respectfully submitted,

Craig Lenhard
Senior Planner