

LANCASTER CITY PLANNING COMMISSION MINUTES

September 6, 2017

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

PRESENT: Eve Bratman; Joshua Druce; Jon Lyons and Marshall Snively

Excused: Jose Colon; Faith Craig and Willie Morant

Absent: Janice Stork and LaGena Wright

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

GUESTS: John Hershey, RGS Associates; Malynda Hivner, Presbyterian Living; and Tim Stuhldreher, LNP Staff Writer

Minutes of the August 16, 2017 Meeting

Mr. Lyons, serving as Acting Chairperson, called the meeting to order at 6:05 p.m. Minutes of the August 16, 2017 meeting were approved.

Final Plan 200 North West End Avenue - Long Crest

Mr. Hershey presented a plan showing the former Long Home, constructed in 1905 as a home for low income women. The site has been vacant and unused since 2011. Presbyterian Living is proposing a senior independent living housing project containing 52 units with 55 parking spaces and a bicycle rack. A bus stop with a shelter will be added along Marietta Avenue. The complex will employ three individuals. The existing carriage house on Walnut Street will be relocated to the corner of North West End Avenue. A 52-unit apartment complex will be constructed along West Walnut Street with architectural elements that include porch, window and door elements resembling attached dwellings similar to existing neighborhood homes.

The plan received Traffic Commission approval in 2013, Zoning Hearing Board approval on February 22, 2017 as well as Shade Tree Commission approval of new street trees and City Council approval of the Certificate of Appropriateness for the architectural design.

Thirty-two existing site trees will be retained with additional street trees being planted along Marietta Avenue and West Walnut Street. In response to a question from Ms. Bratman, Mr. Hershey noted that 8 new trees will be planted along Marietta Avenue. Due to sidewalk replacement on Walnut Street and existing overhead utility wires, the Walnut Street trees are proposed to be located between the back edge of the sidewalk and the property line. The tree locations are not in conformance with the SLDO regulations; therefore, a modification is requested. A second modification concerns the use of County GIS topo for the portion of the site not impacted by site improvements. Actual topo has been surveyed for the balance of the improvement area.

Mr. Lenhard inquired as to the availability of any community room or recreational facilities. Ms. Hivner explained that the historic Long Home will be repurposed for community meeting space that will include smaller rooms for activities such as meditation and a library.

The Commission viewed a rendering of the West Walnut Street proposed building elevation, which received a favorable review by the neighbors.

Mr. Hershey stated that the recommended conditions of plan approval were acceptable but he did raise issues about two comments: one related to work formally done by a City contractor that reduced outflow capacity of adjoining street stormwater inlets; and the other a stormwater comment about the appropriateness of the plant species proposed for hedges and landscaping to buffer the parking areas from street views. The staff suggested that a rewording of the stormwater comment would be acceptable wherein the applicant and City staff would mutually agree on acceptable plantings. Mr. Lenhard noted that the Zoning Ordinance does not require the "screening" of parking lots and that staff will work with the developer on the planting issue.

Mr. Druce asked if certain eligibility requirements applied to the project. Ms. Hivner explained that residents must be able to live independently, be at least 62 years of age and meet income requirements. Based on the PHFA funding, the project will have income limitations for 30 years.

Mr. Lyons offered suggested rewording of Stormwater comment #8 concerning the landscaping issue wherein the staff and applicant will discuss and come to an agreement on the parking lot landscaping.

Ms. Bratmen made a motion to approve the two requested modifications and to conditionally approve the plan as per the staff recommendation and to modify Stormwater comment #8 as per Mr. Lyons' suggested wording. The motion was seconded by Mr. Druce and unanimously approved.

Zoning Discussion – Residential Objectives and Regulations

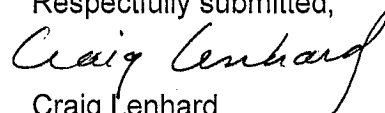
Ms. Jackson provided a handout on the topic and indicated that discussion would be postponed to a future meeting due to five members being absent at tonight's meeting.

Other Business - Mr. Lenhard noted that a meeting will be scheduled for September 20th at which time the plan for Fulton Bank's new King Street office will be reviewed.

Public Participation - None

Adjournment

Having no further business to be brought before the Commission, Mr. Lyons adjourned the meeting at 6:45 p.m.

Respectfully submitted,

Craig Lenhard
Senior Planner