

LANCASTER CITY PLANNING COMMISSION
MINUTES

December 20, 2017

The Lancaster City Planning Commission held a regularly scheduled meeting on Wednesday, December 20, 2017, at 6:00 p.m. in the Commission Room, Municipal Building, 120 North Duke Street, Lancaster, Pennsylvania.

PRESENT: Willie Morant, Vice Chairman; Faith Craig; Joshua Druce; Jose Colon; and Marshall Snively

ABSENT: John Lyons and LaGena Wright

EXCUSED: Janice Stork and Eve Bratman

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

GUESTS: Dennis LaPorte, School District of Lancaster; Mark Stanley, Attorney for Oak Tree Development, Todd Vaughn, David Miller Associates, Sheldon Wenger, F&M College; Michael Davis, Attorney for F&M College; Chris and Karen Kendig, Kendig's Car Wash; Don Main, Marotta/Main Architects; Eric Scott, Oak Tree Development; Alex Piehl, RGS Associates; Jarred Neal, Traffic Planning and Design; Cheryl Love, ELA Group; and Rod Glick, Fidevia Consulting

Minutes of the December 6, 2017 Meeting

Vice Chairman Morant called the meeting to order at 6:00 p.m. Minutes of the December 6, 2017 meeting were approved.

Final Plan – F&M College Fine Arts Building – 825 Buchanan Avenue

Ms. Jackson distributed a revised set of staff comments that recommended conditional approval.

Mr. Davis introduced members of the project team and noted that a recent law suit filed by the North Museum had be settled; therefore, the project is moving forward with approvals.

Mr. Vaughn explained that the plan calls for the demolition of the existing 20,000 sq. ft. arts building. In its place, a new 33,000 sq. ft. fine arts building will be constructed with a roof line containing sweeping curves that match adjacent mature tree canopies. The parking lot will be expanded and will include stormwater infiltration. Pedestrian walkways will link the new building to the rest of the campus. Additional stormwater analysis will be undertaken to reduce flows to the combination sewer in Buchanan Avenue.

Ms. Jackson stated that Historical Commission and City Council approvals have been secured for demolition of the existing building and the architectural design of the new building.

Architectural perspective drawings were displayed showing views looking west from the North Museum and looking north from Buchanan Avenue. Start of construction is targeted for March 2018, with completion in July 2019.

Following a brief discussion Ms. Craig moved to conditionally approve the plan as per the revised staff comments. The motion was seconded by Mr. Druce. The motion was approved with Mr. Snively abstaining.

Final Plan – Lincoln Middle School Addition and Renovations – 1001 Lehigh Avenue

Ms. Love introduced the project team and reviewed the site plan noting areas of the building to be demolished, the location of a new three-story addition connected by passageways to the existing structure and areas to be renovated. Parking areas will be reconfigured in addition to the installation of three rain gardens and two detention basins. Sidewalks and ADA ramps will be reconfigured at the entrance off Lehigh Avenue.

Ms. Craig asked about the impact to the mechanical area serving the building. Ms. Love explained that the mechanical area would be moved into the existing locker rooms.

Mr. Main exhibited a floor plan showing the new mechanical area and explained how two proposed connecting walkways will serve the students and faculty. Elevation drawings were shown depicting views of the front of the building and the new three-story addition.

Ms. Love explained the landscaping plan for the site which will enhance water quality runoff. Ms. Jackson stated that the City Arborist must review and comment on the design as per the requirements of the Zoning Ordinance.

The project will include an entire renovation of the building and gym upgrades, with completion anticipated in 2019.

Following the discussion, Mr. Druce move to conditionally approve the plan as per the staff recommendation. The motion was seconded by Mr. Colon and unanimously approved.

Waiver Request – 444 North Franklin Street

The Kendig's operate the car wash across from McCaskey High School. During warmer weather, detailing and vacuuming occurs outside at the front of the building. The plan is to relocate the service to a proposed 1,040 sq. ft. pole building to be erected to the rear where two unused drive lanes are located.

Ms. Jackson noted the expense of preparing a land development plan for a building that will only impact 34 sq. ft. of disturbed soil. The existing unused asphalt drive lanes will be covered with a new floor. The car wash has been in operation since 1956. Since impacts are similar to those in the land development ordinance for "No Impact" projects (with the exception to the buildings size), staff is supportive of the granting of a waiver from having to file a plan.

Following a brief discussion, Mr. Snively moved to grant the requested waiver. The motion was seconded by Ms. Craig and unanimously approved.

Final Plan – CityGate Corporate Center – 1570 Fruitville Pike

Mr. Stanley introduced the project team members noting that the project had previously been before the Commission to discuss a zoning text amendment and again to review a sketch plan and explain the environmental conditions on the site. Access to the site from Fruitville Pike will be via a private driveway limited to right-in, right-out turning movements, with full access off Erick Road. Since the site is contaminated, the DEP will require a liner that will prevent stormwater infiltration.

Ms. Jackson provided a revised list of conditions of plan approval that most recently included the addition of a traffic signal at Erick/Dillerville intersection and payments of fees for signal timing and off-site improvements.

Mr. Snively inquired as to the number of jobs coming to the site. Mr. Scott responded that 300-400 employees will occupy the two buildings. Pedestrians will be able to access the site via sidewalk on Fruitville Pike and the sidewalk along the new access drive. Sidewalks will connect the two buildings. Bicycle accommodations near each building will be provided as well. The client has no issues with complying with the suggested conditions of plan approval.

Ms. Jackson stated that the parking lot landscape design complies with the recent zoning ordinance amendment of one tree per 8 spaces when the number of parking stalls exceeds the number of required spaces. The City Arborist must review the plan.

Mr. Druce stated that traffic in the area is getting bad and that he hoped that staggered work times would be beneficial.

Ms. Craig asked if any adjacent businesses had expressed any concerns. Mr. Scott stated that they have spoken to and worked with UE Electric, which is directly impacted by the project, to assure that continued access is provided to their business.

Mr. Snively expressed his appreciation to the developer for bringing a good project to a very difficult site with so many issues.

On a motion by Ms. Craig, seconded by Mr. Colon, the Commission unanimously approved the plan subject to the conditions suggested by staff.

Other Business

The Commission acknowledged how many projects are going on and how lucky Lancaster is to be experiencing the level of investment in the community.

Ms. Craig stated she was thankful to have served on the Commission and that she has learned so much. She will use the knowledge she has gained as she transitions to being a member of the City Council.

Mr. Lenhard advised the Commission that the former Ready-Mix Concrete Plant site on Erick Road may come in as a future project as developable land in the City is harder to find.

Public Participation - None

Adjournment

Having no further business to be brought before the Commission, Vice Chairman Morant adjourned the meeting at 7:00 p.m.

Respectfully submitted,



Craig Lenhard
Senior Planner