

CITY OF LANCASTER PLANNING COMMISSION PUBLIC MEETING AGENDA



Meeting Agenda— Lancaster City Planning Commission

Wednesday, February 02, 2022 **6:00 PM**

City Council Chambers
City Hall Annex
120 North Duke Street, Lancaster City, Pennsylvania

1. Call to Order

- 2. Approval of Minutes of Meeting of the January 19, 2022 Meeting
- 3. Subdivision and Land Development
 - A. Introductory presentation for Preliminary/Final Plan for 213 College Ave. The developer HDC MidAtlantic proposed a preliminary/final plan for 64 affordable residential units between 30%-80% AMI, including the redevelopment and expansion of a portion of parking deck that fronts on Elm St.
 - B. Proposed Zoning Text Amendments by City Staff to address wireless communication facilities, housing, parking, and greening.
 - C. Time Extension for 221-227 N. Prince St. Final Land Development.
- 4. Redevelopment Authority of City of Lancaster (RACL)

Certification of Blight for 630 S. Marshall St.

- 5. Housing Subcommittee
- 6. Comprehensive Plan Report
- 7. Other Business
- 8. Public Participation
- 9. Adjournment







Meeting Minutes— Lancaster City Planning Commission

Wednesday, January 19, 2022

6:00 PM

City Council Chambers
City Hall Annex
120 North Duke Street, Lancaster City, Pennsylvania

The Lancaster City Planning Commission held a regularly scheduled meeting on Wednesday, January, 19, 2022, at 6:00 p.m. at the City Council Chambers, 120 North Duke St., Lancaster City, Pennsylvania.

Attendance

Commission Members Present Commission Members Not Present

Maxine Cook Chris Modlin Miriam Ortega-Brown Ken Weeks Nelson Polite

Jocelynn Ritchey—Chairperson Andrew Whalen Steve Hackett

Alternate Commission Members Present Alternate Commission Members Not Present

Nicole Seuffert

David Boehm None

Michaela Allwine Tony Dastra

CITY STAFF SOLICITOR

Douglas Smith, Chief Planner None.

GUESTS ORGANIZATION

Jeremy Feakins OZFund, Inc.
Paula Vitz OZFund, Inc.
Cheryl Love ELA Group

Kevin L. Miller Professional Design

Kirsten Krimml
Resident of City of Lancaster
Ivan Acosta-Velez
Resident of City of Lancaster
Meade Stoner
Resident of City of Lancaster
Amos Stoltzfus
Resident of City of Lancaster
Resident of City of Lancaster
Matt Creme
Resident of City of Lancaster
Resident of City of Lancaster
Resident of City of Lancaster



AG	GENDA TOPIC/REMARK					
1.	Call to Order					
	Chairperson, Jocelynn Ritchey called the meeting to order at 6:04 p.m.					
2.	Approval of Minutes of Meeting of the Dec 15, 2021					
	The Chairperson called for a motion and a second to approve minutes of meeting of the Dec. 15, 2021. Mrs. Seuffert motioned; Mr. Polite seconded. The Planning Commission passed the motion to approve the Minutes of Meeting of Dec. 15 unanimously.					
3.	Subdivision and Land Development					

A. Rebman's Redevelopment at 800 S. Queen St.

Mr. Douglas Smith, Chief Planner provided information on the final plan process. He emphasized that the presentation would introduce the project to the Planning Commission and the community, and no action is required by the Planning Commission.

Mr. Freakins, owner of the project introduced himself along with the design team: Mrs. Cheryl Love, from ELA Group, and Mr. Kevin L. Miller from Professional Design. He expressed his desire to contribute to the community through development of affordable housing and a grocery store.

Cheryl Love introduced herself from ELA and mentioned challenges of developing site, including slopes on Furnace and Queen and the odd angle of the lot. She continued:

- Development team met with neighborhood two weeks ago.
- It addressed those resident concerns by adding additional parking to meet the zoning ordinance. New parking is podium under the building.
- Plans provide 69 parking spaces, which is the maximum they can fit.
- Plans originally mentioned 66 units, but they need 69 to make it financially feasible.
- Mentioned that they cannot preserve small building in south portion of lot due to increase in parking on site.
- Many trees are being provided on the lot to green the area that is currently highly impervious.
- Infiltration bed provided at southern edge of lot.
- Furnace St. access drive has building footprint over top. Driveway goes through the first floor
- 22 on-street parking spaces are also being created.

Kevin Miller presented renderings of the building.

- Explained many challenges of development, including retaining walls, goal of affordable housing, and the constraints of the lot.
- Mentioned that the grocery store is at the corner with entrances at the front sidewalk and also at the back for people using parking lot.
- Loading and unloading to grocery store will occur in parking lot area.

Community's Input



The following residents voiced concerns and feedback on the below issues: Ms. Krimml and Mr. Accosta.

- Pedestrian & traffic safety
- Speeding on Queen St.
- Availability of parking on the site to meet demand
- On-street parking to meet the demand of the neighborhood and 2-bedroom units
- The size and height of the building
- The timing of the traffic study relative to peak travel season
- Truck traffic on Queen St. endangering parked cars
- Support for affordable housing
- The helpfulness of the developer meeting with residents to discuss the design
- The traffic impacts on the South End Park
- Transit availability to the low-income residents

Planning Commission Questions and Inputs

Planning Commission Chairperson, Jocelynn Ritchey, invited Planning Commission comments. The following Planning Commission members: Mrs. Cook, Ms. Allwine, Ms. Ritchy, Mr. Boehn, and Mr. Dastra made comments on matters listed below:

- Communities' engagement and outreach;
- Square footage of residential units;
- Loading/unloading area
- Pedestrian safety within the development site and at Furnace and Queen Streets;
- Safety concerns around retaining walls;
- Lighting plan;
- Multiple entrances at the grocery store; and
- Bus routes at the development site.

Ms. Love and Mr. Miller offered the following answers:

- They reached out to neighbors to have a small meeting with Kirsten's help.
- They had the neighborhood group's meeting schedule and would try to coordinate another opportunity.
- The areas are 900 SF. for 2 bedroom and 600-650 SF. for one-bedroom
- The driveway site lines would be in accordance with all City and State standards.
- There will be a lighting plan.
- The number of entrances to the grocery store will be determined by the retail's consultant.

Douglas Smith, City's Chief Planner,

- Took a moment to welcome a new member of the Planning Commission, Mr. Tony Dastra.
- Thanked residents for coming out to discuss this, for engaging in the process and caring, thank you for your time.
- The City fully recognizes the traffic safety issues in this area and will work hard to address these concerns.



- Public art opportunity along retaining wall on Furance, which can respond nicely to the mural across the street at the park. Perhaps the neighborhood group would partner with you.
- Commend affordable housing and being collaborative with the neighborhood and the city.

B. Proposed Zoning Text Amendments by City Staff to address wireless communication facilities, housing, parking, and greening.

Mr. Smith provided an overview of proposed zoning amendments, which is largely driven by the need to update regulations for wireless communication facilities to be aligned with changes at the state level. The City is taking this opportunity to also look at high priority zoning issues related to housing and parking.

The Commission had in-depth discussion on the matter. Many Planning Commissioners expressed support for the initiatives but also voiced concerns and questions about the following proposals: increasing the number of adults in a non-family unit, how to regulate podium parking in various districts, and what zoning districts to permit conversion of structures over 2,500 gross sq. ft. from single family to multifamily. Douglas proposed that 3-4 planning commissioners volunteer to participate in a working group for a 1-1.5-hour session.

The following members volunteered to help refine the zoning amendments: Stephen Hackett, Jocelynn Ritchey, Andrew Whalen, and Tony Dastra.

4. Redevelopment Authority of City of Lancaster

N/A

5. Housing Subcommittee

Mrs. Allwine provide an introductory presentation on affordable housing, describing key terms, concepts, and data pertinent to Lancaster City and County.

6. | Comprehensive Plan Update

- 7. Other Business
- 8. | Public Participation
- 9. Adjournment

The chairperson adjourned the meeting at 9:15 p.m.







3. Subdivision and Land Development

A. Introductory presentation for Preliminary/Final Plan for 213 College Ave. The developer HDC MidAtlantic proposed a preliminary/final plan for 64 affordable residential units between 30%-80% AMI, including the redevelopment and expansion of a portion of parking deck that fronts on Elm St.



January 18, 2022

Douglas Smith, AICP, LEED Green Assoc. Chief Planner Bureau of Planning 120 North Duke Street Lancaster, PA 17608

Re: Sketch Plan Submission Narrative
Proposed HDC MidAtlantic Affordable Housing Development
College Avenue, City of Lancaster, York County, PA
SDC Project No. 763.15A

Project Narrative

The proposed Project consists of the following:

- The Project Site consists of four (4) parcels, comprising of approximately 0.54 acres, and is identified as the following Lancaster County Tax Account numbers:
 - a. All of 3357698900000 213 College Avenue -0.65 acres +/-
 - b. A portion of 3358920400000 217 College Avenue -0.20 acres +/- impacted by the Project
 - c. All of 3359909300000 224 Elm Street 0.04 acres +/-
 - d. All of 3359871300000 226 Elm Street 0.04 acres +/-
- The Project Site is currently improved with an existing medical office building, 2-story parking garage, access
 drives, sidewalks, utility connections, and other associated improvements. The Elm Street parcels are
 unimproved.
- 3. This Project proposes the redevelop the Site into a multi-story affordable housing apartment building.
- The Site has road frontage along College Avenue and Elm Street, both City maintained streets. New and/or updated access drives are anticipated with the Project.
- 5. The Site is located within the High Density/Office/Institutional (RO) zoning district and the High Density (R4) zoning district of the City.
- The Project will require zoning relief in the form of a Special Exception for the use and multiple dimensional variances. This relief request has been submitted to the City's Zoning Hearing Board with a hearing date scheduled for January 24, 2022.
- 7. Proposed improvements for the Project are planned to include demolition of the existing office building, construction of a five (5) story residential apartment building, a redeveloped 2-level parking garage with residential units above, an access drive onto EIm Avenue, utility connections, grading, and stormwater management facilities for the proposed increase in impervious Site area and for existing impervious areas disturbed during the redevelopment.
- 8. The proposed apartment building will include 48 one-bedroom apartments and 16 two-bedroom apartments for a total of 64 apartments.
- 9. Proposed parking will be provided within the redeveloped garage structure.
- 10. Stormwater management facilities are currently being investigated. SDC will be able to provide a detailed description of the proposed facilities when the schematic plan is presented to the Planning Commission.
- 11. No new streets or alleys are proposed as part of the Project.
- 12. The Site is not located within a FEMA defined floodplain.



HDC - College Avenue Project Schematic Plan Narrative

October 11, 2021 Page 2 of 2

- 13. The Site does is not impacted by wetlands.
- 14. The Site does appear to be impacted by Karst geology.

Thank you for your consideration and review of this schematic plan and Project. We look forward to discussing this in more detail at the Feb. 2, 2022 Planning Commission meeting. In the meantime, if you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SITE DESIGN CONCEPTS, INC.

Thomas B. Englerth II, P.L.S.

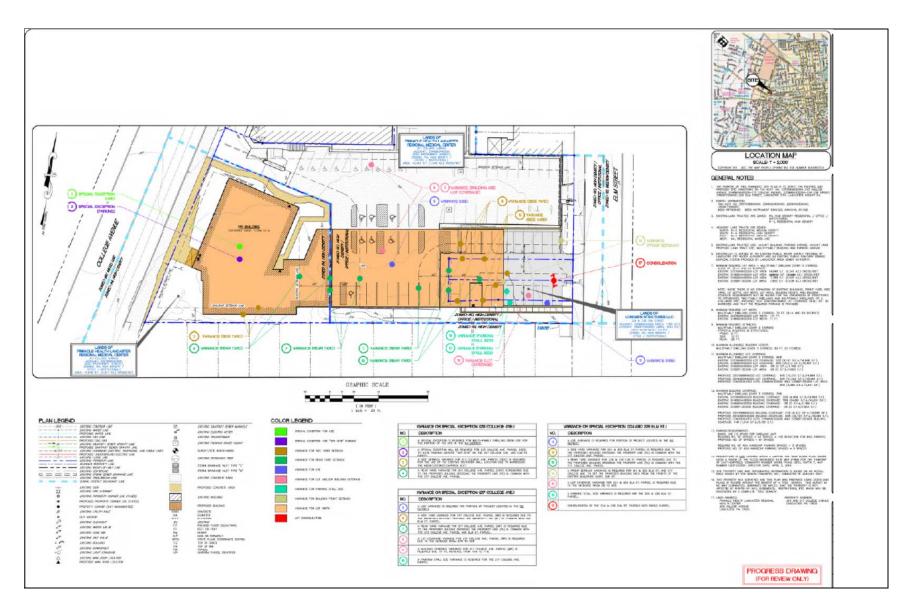
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Tammie Fitzpatrick – HDC

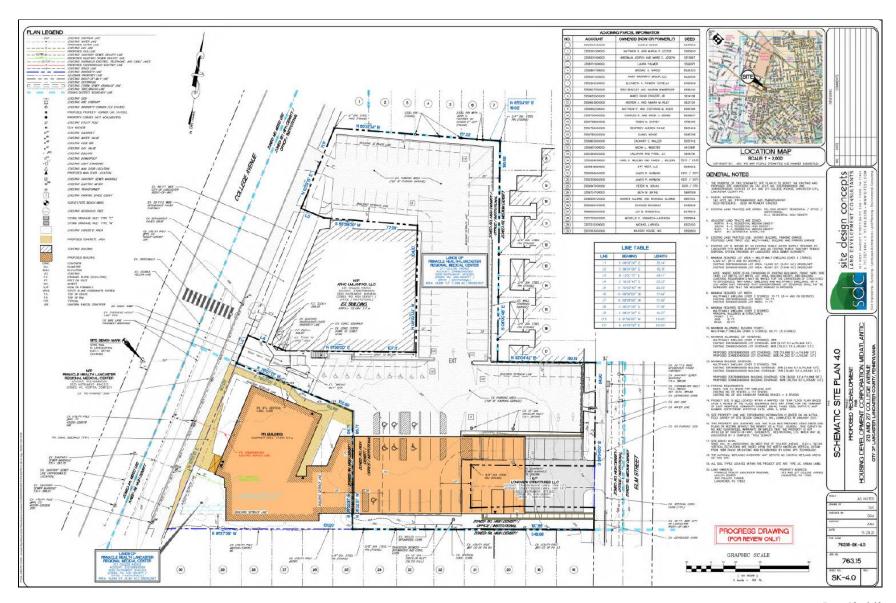
Gary Weaver - Tippetts Weaver Architects

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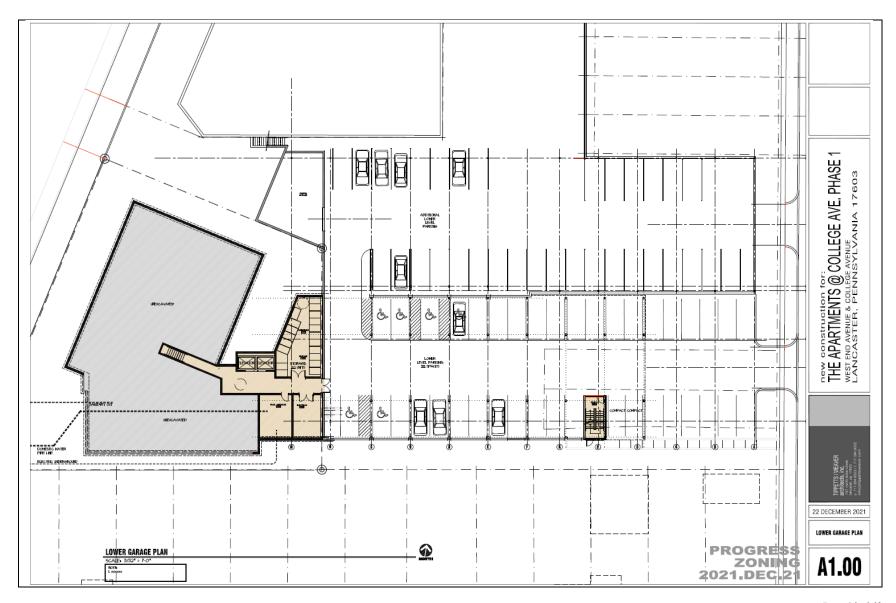




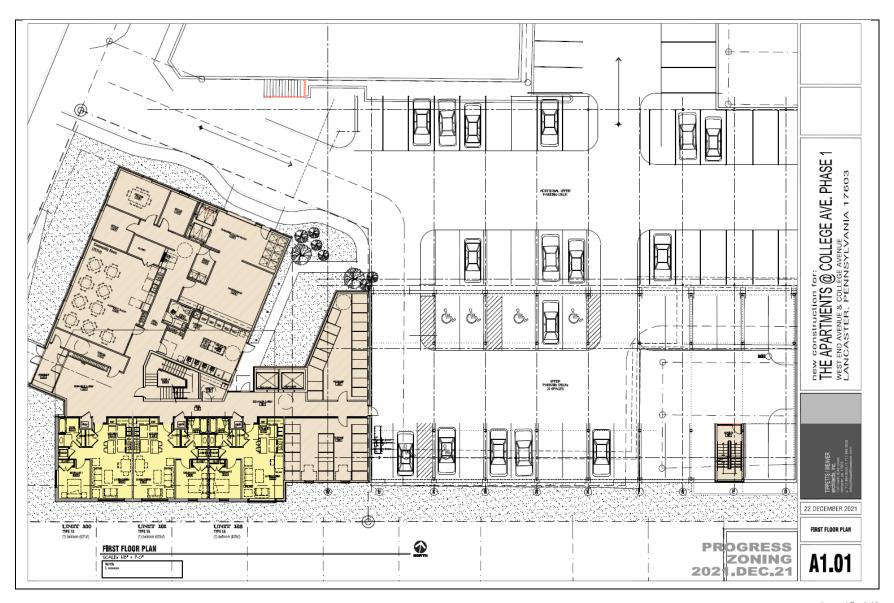








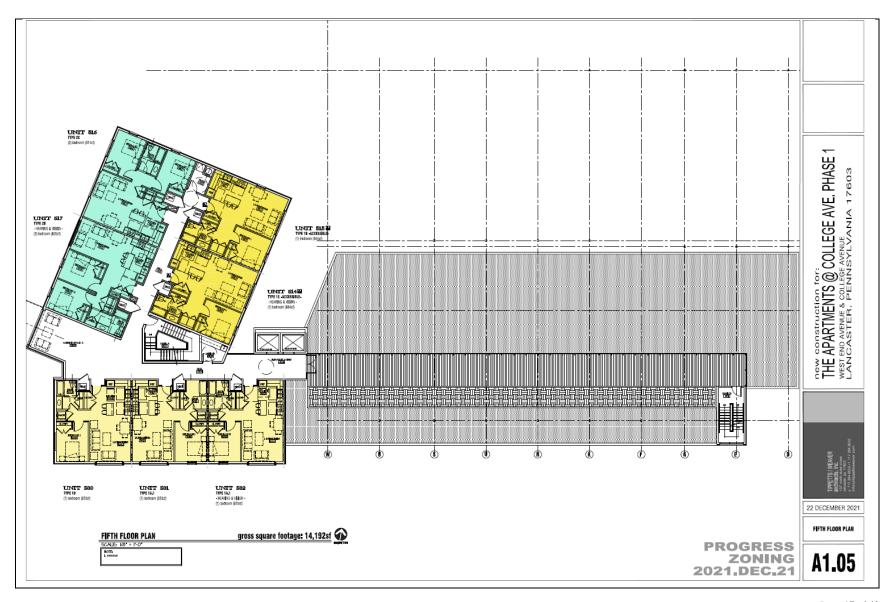






















B. Proposed Zoning Text Amendments by City Staff to address wireless communication facilities, housing, parking, and greening.



Lancaster City Planning Commission Memorandum on Proposed Zoning Changes

TO: Planning Commission

FROM: Douglas Smith, Chief Planner

Bureau of Planning

DATE: January 25, 2022

RE: Proposed Technical Amendments to Zoning Text

BACKGROUND

The City of Lancaster Planning Bureau staff, Department of Public Works, and other City administration staff are each responsible for reviewing, approving, and advocating for portions of developments that occur in the city. As such, Planning Bureau staff regularly tracks challenges and opportunities in the Zoning Ordinance for future amendments.

The amendments contained in this memo are intended to respond to a number of pressing development matters created by changes in PA State laws, the current housing crisis, and other technical planning issues. Many of these changes are supported by resident feedback collected through the Comprehensive Plan process, Our Future Lancaster, which resolutely identified housing as a primary issue of concern. Substantial policy changes and a broad rewrite of the ordinance should not occur until the Comprehensive Plan adoption, which is the foundational document for zoning changes.

The last text amendment occurred in 2019 and addressed a variety of issues including the following: floodplain regulations, bicycle parking, conversions to multifamily, accessory dwelling units, wireless infrastructure, and parking requirements, among others.

On January 19, the Planning Commission discussed possible amendments. Three Commissioners volunteered to meet with staff for further discussion. This memo has been amended to reflect the recommendations of the Commissioners.

PROCEDURE

The Pennsylvania Municipalities Planning Code mandates the Planning Commission as the recommending body for amendments to the Zoning Ordinance text and accompanying zoning map. In accordance with the MPC, the City Planning Bureau is requesting the Planning Commission consider amendments to the Zoning Ordinance, which are further described in this memo below.

The City Administration has requested that these technical amendments be reviewed according to the following schedule:

- January 19 1st Review by Planning Commission
- February 2 2nd Review by Planning Commission & Possible Recommendation
- February 4 Submission to Lancaster County Planning Commission
- March 7 Presentation to Council Committee
- March 8 1st Reading by City Council
- March 22 Public Hearing, 2nd Reading, and Possible Adoption



PROPOSED AMENDMENTS

Amendment #1

Explanation: Several key development sites have been recommended for rezoning to allow for multifamily residential and a mix of uses. This includes the former St. Joseph's hospital, 213 College Ave., and 301 E. Liberty St., all of which were recommended by the Planning Commission for rezoning to MU. However, the current ordinance requires these projects to return to the Zoning Hearing Board for a Special Exception for multifamily. This creates additional administrative burden, time, and cost that is counterproductive to the initial rezoning intent. The Planning Bureau propose making new multifamily by-right in RO and MU, and making conversion of an existing 2,500 sq. ft building by-right in the same districts to better promote new housing development in the City.

Amend §300 Attachment 2, Residential rows as follows:

Use	R1	R2	R3	R4	RO	MU	CB1	СВ	C1	C2	CM
Multifamily dwelling, including efficiency units, and combination dwelling											
a. New (4)(11)				S	X	X	X(2)	Х	Х	Χ	
b. Conversion of an existing building (3)(11)											
i. Minimum 2,500-gross-square-foot building			S	S	X	X			S	S	
ii.Without minimum threshold							X(2)	X			

Amendment #2

<u>Explanation</u>: In 2019, amendments were made to the Zoning Code to allow accessory dwelling units more easily in existing structures at a property's rear. However, the amendment accidentally missed providing this relief for structures that are single family detached, semidetached, and attached. A possible scenario is the conversion of a rear carriage house or garage into a single-family home. The Planning Bureau recommends permitting the waiver of setbacks for the conversion of existing structures to various types of single-family structures.

Amend §300 Attachment 3, Table of Height, Area and Bulk Regulation, footnote (d) as follows:

Where there is no expansion of existing buildings, front yard, side yard, lot depth, lot width, lot area, building height, and building coverage requirements may be waived for the conversion of structures to efficiencies, single-family (detached, semidetached, and attached), two-family dwellings and multifamily dwellings, or a live-work unit, provided that nonconforming lot coverage shall not be increased and that the required parking is provided.

Amend §300 Attachment 3, Table of Height, Area and Bulk Regulation as follows:

Add footnote (d) to the following cells within the Use column: Single-family detached dwelling, Single-family semidetached dwelling, Single-family attached dwelling.



Amendment #3

<u>Explanation</u>: Recent City housing studies, resident feedback, and daily observations from staff confirm there is a housing crisis in the city, which is also a part of a national housing crisis. This has led more people to share housing. Currently, the City Zoning Ordinance defines a nonfamily unit as having no more than three unrelated people. Currently, a nonfamily unit must be occupied by an owner in the R1, R2, and R3 districts. The Planning Bureau recommends eliminating this requirement for the R3 zone, which includes many neighborhoods in the city and many rental unit, which helps to align the Zoning Ordinance with conditions in the city.

Amend §300 Attachment 2, footnote 8a description to read as follows:
A nonfamily unit shall meet the following additional requirements
a. In the R1, and R2, and R3 districts, the nonfamily unit shall be occupied by atleast one owner of record of the property;

Amendment #4

Explanation: The Central Business Districts are high value real estate because they allow for full lot/building coverage, 150 ft. in height, and no parking requirements. These policies have helped incentivize density and highest and best use. However, surface parking lots persist and parking decks have become an important development tool. The Planning Bureau recommends regulating surface lots and parking structures differently whereas they are currently combined as "parking lot or parking garage/deck" in the Table of Permitted Uses. Parking as a sole use of a parcel is recommended to be permitted only by Special Exception in all districts. Furthermore, the Bureau recommends that parcels used solely for surface lots not be permitted uses in the CB districts.

Amend §300 Attachment 2, Commercial—Services as follows: Delete the entire row for "Parking lot or parking garage/deck," as listed in the Use column.

Amend §300 Attachment 2, Commercial—Services by adding the following row to replace the ones deleted.

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Parking Lot (Note: Parking as an			S	S	S	S			S	S	S	S	S	S
accessory use to an on-site														
principal use is permitted by right														
in all districts.)(6)														
Parking Garage/Deck (Note:			S	S	S	S	S	S	S	S	S	S	S	S
Parking as an accessory use to an														
on-site principal use is permitted														
by right in all districts.)(6)														



THE CITY OF LANCASTER

SMALL WIRELESS COMMUNICATIONS FACILITY DESIGN MANUAL

SECTION I. DEFINITIONS

The following terms are defined as follows:

- Adjacent Lot Area The lot area directly in front or beside a structure that is visible from the public right-of-way.
- Antenna An apparatus designed for the purpose of emitting radiofrequency (RF)
 radiation, to be operated or operating from a fixed location pursuant to Federal
 Communications Commission authorization, for the provision of wireless service and any
 commingled information services.
- 3. *Collocation* or *Collocate* To install, mount, maintain, modify or replace Small WCFs on an existing utility pole or other Utility Pole.
- Decorative Pole A City-owned pole that is specially designed and placed for aesthetic purposes.
- Front Façade Area The area of the public right-of-way directly in front of a structure, identified by drawing a perpendicular line from each corner of structure to the public rightof-way.
- 6. *Prior Approved Design* A design for a Small WCF that has been reviewed and deemed to be in accordance with this Design Manual and approved for construction by the City.
- Related Equipment—Any equipment serving or being used in conjunction with a wireless
 communications facility or Utility Pole, including but not limited to utility or transmission
 equipment, power supplies, generators, batteries, or cables.
- 8. Small WCF -- A Wireless Communications Facility that meets the following criteria:
 - (1) The Utility Pole on which antenna facilities are mounted—
 - (i) is 50 feet or less in height, or
 - (ii) is no more than 10 percent taller than other adjacent structures, or
 - (iii) is not extended to a height of more than 50 feet or by more than 10 percent above its preexisting height as a result of the collocation of new antenna facilities, whichever is lesser; and
 - (2) Each antenna associated with the deployment (excluding the related equipment) is no more than three cubic feet in volume; and



- (3) All related equipment associated with the facility (excluding antennas) are cumulatively no more than 28 cubic feet in volume.
- 9. Stealth Technology—Camouflaging methods applied to Wireless Communications Facilities and Related Equipment which render them more visually appealing or blend, conceal, or screen the proposed facility into the existing structure or visual backdrop in such a manner as to render it minimally visible to the casual observer. Such methods include, but are not limited to, architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing structure and facilities constructed to resemble trees, shrubs, and light poles.
- 10. Technically Feasible -- By virtue of engineering or spectrum usage, the proposed placement for a small wireless facility or its design or site location can be implemented without a material reduction in the functionality of the small wireless facility.
- 11. Underground Area An area of the City in which all utility installations are required to by installed underground on a non-discriminatory basis and have been required to be so placed by a date certain that is at least three months prior to the submission of the application for the proposed Small WCF.
- 12. Utility Pole A pole or similar structure that is or may be used, in whole or in part, by or for telecommunications, electric distribution, lighting, traffic control, signage or a similar function or for collocation. The term includes the vertical support structure for traffic lights but does not include Utility Poles or horizontal structures to which signal lights or other traffic control devices are attached.

SECTION II. GENERAL STANDARDS FOR SMALL WIRELESS COMMUNICATIONS FACILITIES

- All Small WCFs shall be installed in and maintained in a workmanlike manner in compliance with the 2017 National Electric Safety Code and all applicable laws, ordinances and regulations for the protection of underground and overhead utility facilities.
- All Small WCFs shall comply with the Americans with Disabilities Act guidelines adopted by the City and all applicable requirements relating to streets and sidewalks as established by Chapter 262 the City Code.
- Small WCFs shall be installed and maintained so as not to obstruct nor hinder travel or public safety within the right-of-way or obstruct the legal use of the right-of-way by the City and public utilities.



- All Small WCFs shall be designed and constructed in an effort to minimize aesthetic impact.
- 5. No Small WCFs shall extend beyond the boundaries of the rights-of-way unless approved on a case-by-case basis by the City Zoning Officer in accordance with the City Zoning Ordinance. Such approval shall be contingent upon the provision of evidence by the Applicant that the owner of the property onto which the Small WCF extends has granted permission for the construction of the Small WCF.
- 6. All Small WCFs shall be designed to withstand the effects of wind gusts and ice to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association and Communications Industry Association (ANSI/TIA-222, as amended), or to the industry standard applicable to the structure.
- 7. If Collocation of a Small WCF on an existing Utility Pole cannot be achieved, a Small WCF may be installed on a new or replacement Utility Pole.
- 8. If a Small WCF is proposed for location in a historic district or on a historic building, the City may require additional design or concealment measures to the extent such design or concealment measures are Technically Feasible. Such design or concealment measures shall be tailored to the proposed location of the Small WCF.

SECTION III. ANTENNA AND RELATED EQUIPMENT STANDARDS

1. Antenna Standards

- Any Antenna associated with a Small WCF shall not exceed three (3) cubic feet in volume.
- b. The Collocation of a Small WCF on an existing Utility Pole shall not extend more than five (5) feet above the existing Utility Pole.
- c. All pole-top Antennas shall be flush-mounted as closely to the top of the Utility Pole as Technically Feasible.
- d. All Antennas shall be of a design, style, and color that matches the Utility Pole or other Utility Pole upon which they are attached.



- e. Any necessary pole-top extension shall be of the minimum height necessary to achieve necessary separation from the existing pole attachments.
- f. Any Antenna mounted on a lateral standoff bracket shall protrude no more than necessary to meet clearances from the pole and existing pole attachments.
- g. If mounted on an existing structure, no Antenna shall impair any function of said structure.
- h. Antenna placement shall not materially impair light, air, or views from adjacent windows.

2. Related Equipment Standards

- a. Related Equipment shall not exceed twenty-eight (28) cubic feet in volume. Equipment utilized solely for the minimization or mitigation of the aesthetic impact of the Small WCF shall not be included in the Related Equipment volume calculation.
- b. Related Equipment shall be mounted flush to the side of the Utility Pole, or as near flush to the side of the Utility Pole as Technically Feasible.
- c. Related Equipment shall be mounted so as to provide a minimum of eight (8) feet vertical clearance from ground level.
- d. Related Equipment shall be of a color that reasonably matches the Utility Pole upon which such Related Equipment is mounted.
- e. All Related Equipment shall be contained within a single equipment shroud or cabinet. Such equipment shroud or cabinet shall be of the smallest dimensions Technically Feasible. Electric utility equipment, such as an emergency shutoff, shall be permitted to be located outside of such equipment shroud or cabinet if necessary for access by the utility.
- f. All Small WCFs shall post a sign in a readily visible location identifying the name and phone number of a party to contact in the event of an emergency. The only other signage permitted shall be that required by the FCC or any other federal or state agency. All signage associated with a Small WCF shall be approved by the City Zoning Officer.



- g. Related Equipment placement shall not materially impair light, air, or views from adjacent windows. To the extent Technically Feasible, all Related Equipment shall be placed facing away from adjacent windows.
- h. No Related Equipment shall feature any lighting, including flashing indicator lights, unless required by state or federal law.

3. Wiring Standards

- a. Exposed wiring is prohibited on any Small WCF.
- b. Transmission, fiber, power cables and any other wiring shall be contained within any Utility Pole for which such concealment is Technically Feasible. If wiring cannot be contained within the Utility Pole, all wiring shall be contained within conduit or U-guard that is flush-mounted to the Utility Pole.
- All wiring shall be installed without excessive slack or extra cable storage on the Utility Pole.
- d. Any conduit or U-guard shall be of a color that matches the Utility Pole to which the Small WCF is attached.
- e. Loops of extra wiring shall not be attached to any Utility Pole.

SECTION IV. UTILITY POLE STANDARDS

1. Replacement Utility Poles

- a. Replacement Utility Poles shall be permitted only upon a showing by the Applicant that Collocation on an existing Utility Pole is not Technically Feasible.
- b. The maximum height of any proposed replacement Utility Pole shall be fifty (50) feet above ground level.
- Any replacement Utility Pole shall be of comparable materials and design to the existing Utility Pole being replaced.
- d. Any replacement Utility Pole shall be placed within a three (3) foot radius of the existing Utility Pole being replaced.



- e. Any replacement Utility Pole shall be designed to accommodate all uses that existed on the Utility Pole being replaced.
- f. As part of an application for a Small WCF, the Applicant shall provide documentation from a structural engineer licensed in the Commonwealth of Pennsylvania confirming that the replacement Utility Pole, Small WCF, and prior existing uses shall be structurally sound.
- g. Any replacement Utility Pole shall not deviate from the predominant pattern of existing Utility Poles.

2. New Utility Poles

- a. New Utility Poles shall be permitted only upon a showing by the Applicant that Collocation on an existing Utility Pole or replacement of an existing Utility Pole is not Technically Feasible.
- b. The maximum height of any new Utility Pole shall be fifty (50) feet above ground level.
- c. Any new Utility Pole shall be installed in accordance with the predominant pattern of existing Utility Poles.
- d. To the extent Technically Feasible, no new Utility Pole shall be installed:
 - i. In the Front Façade Area of any residential building;
 - ii. In the Adjacent Lot Area within a City Historic Distrct;
 - iii. Within ten (10) feet of the edge of any driveway;
 - iv. In the public rights-of-way directly opposite any driveway; or
 - v. In violation of the design standards contained herein.

3. Decorative Poles:

a. No Small WCF shall be permitted on an existing Decorative Pole unless the Applicant provides documentation showing that such Decorative Pole is the only Technically Feasible location for placement and that no suitable alternative sites exist.



- b. Decorative Poles shall be required:
 - i. For the replacement of any existing Decorative Pole;
 - In any historic district, as established by the Code of the City of Lancaster;
 and
 - iii. In any residential district.
- c. For any replacement Decorative Pole, the replacement Decorative Pole shall match the existing Decorative Pole in shape, design, color, and material.

SECTION V. APPROVAL

- 1. The City Zoning Officer shall determine whether a proposed Small WCF design complies with the requirements of this Design Manual.
- 2. Any requests for relief from the requirements of this Design Manual shall be considered on a case-by-case basis by the City Zoning Officer and shall be approved upon a determination by the City Zoning Officer that such relief is necessary to prevent the effective prohibition of wireless service pursuant to the rules of the Federal Communications Commission.

SECTION VI. PRIOR APPROVED DESIGNS

1. A record of Prior Approved Designs shall be kept on file at the City Zoning Office.



Small WCF Design Checklist

The information detailed in the following checklist shall be included with any application for a Small WCF:

Item	Description	Included in A	pplication?
		Yes	No
Cover Letter	 The application shall include a cover letter detailing the location of the proposed site, all equipment being proposed, and a certification that the Applicant has included all information required by the City Code. 		
Site Plan	 Site plan shall show all proposed equipment associated with the Small WCF. The site plan shall meet the following criteria: the survey must be produced by a professional surveyor, be drawn to a common plan scale, and shall be based on the PA South Zone State Plane Coordinate System (NAD83 for horizontal and NAVD88 for vertical) The manufacturer and model, proposed location, and dimensions of each piece of equipment should be clearly shown. Before and after diagrams of the proposed site showing the dimensional changes shall be included. If the proposed Utility Pole supports existing attachments, the site plan shall show the location and dimensions of all such attachments. If installation of a new Utility Pole is being proposed, the site plan shall include the color, dimensions, material and type of Utility Pole proposed. The site plan shall show the location of any existing structures within one hundred (100) feet of the proposed location, including but not limited to residential structures, commercial structures, light poles, traffic signals, traffic signage, and existing Utility Poles. If relevant, the 100 ft. buffer from a historic property or building and its 		



	address, shall be drawn on the plan in accordance with the Zonign Ordinance.
Photo Simulations	Photo simulations shall depict the Small WCF from at least two locations near the proposed site. The photo simulations should reflect the proposed design and location of all Related Equipment associated with the Small WCF.
Paint	Related Equipment shall be painted a color that matches the Utility Pole upon which such Related Equipment is mounted. Application shall detail the proposed painting of any Related Equipment necessary to achieve aesthetic uniformity of the site.
Wiring	All proposed wires associated with the Small WCF shall be clearly shown. A depiction and description of the concealment methods to be utilized for the wiring shall be included. No exposed wiring is permitted.
Signage	 Signage shall be posted in a readily visible location and identify the owner's permit number and the name and phone number of a party to contact in the event of an emergency. If required, FCC-mandated signage is permitted. Applicant shall identify such signage in its application.



CITY OF LANCASTER LANCASTER COUNTY, PENNSYLVANIA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF LANCASTER, LANCASTER COUNTY, PENNSYLVANIA; PROVIDING FOR THE AMENDMENT OF CHAPTER 300, ARTICLE XIX OF THE ZONING ORDINANCE OF THE CITY OF LANCASTER; PROVIDING FOR CERTAIN DEFINITIONS; ESTABLISHING CERTAIN GENERAL AND SPECIFIC STANDARDS RELATING TO THE LOCATION, PLACEMENT, CONSTRUCTION AND MAINTENANCE OF SMALL WIRELESS COMMUNICATIONS FACILITIES; PROVIDING FOR THE ENFORCEMENT OF SAID REGULATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW THEREFORE, be it, and it is hereby ORDAINED by the Council of the City of Lancaster, Lancaster County, Commonwealth of Pennsylvania, and it is hereby ENACTED and ORDAINED by authority of same as follows:

SECTION I. AMENDMENT OF CERTAIN DEFINITIONS

Section 300-86 "Definitions" of Article XIX of the City of Lancaster Zoning Ordinance is hereby amended by repealing the definitions of "Co-location" and "Substantially Change or Substantial Change" and adding the following definitions:

- Co-location the mounting of one or more WCFs, including antennas, on a pre-existing structure, or modifying a structure for the purpose of mounting or installing a WCF on that structure.
- Substantially Change or Substantial Change A modification substantially changes the
 physical dimensions of an support structure if it meets the criteria established by 47 CFR
 §1.6100.
- Underground Area An area of the City in which all utility installations are required to
 by installed underground on a non-discriminatory basis and have been required to be so
 placed by a date certain that is at least three months prior to the submission of the
 application for the proposed Small WCF.

Commented [MR1]: Definition is established by federal law and cited to for brevity. The full definition is:

- [1]A modification substantially changes the physical dimensions of a wireless support structure if it meets any of the following criteria:
- (i) For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater, for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater,
- (A)Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.
- (ii) For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
- (iii) For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;
- (iv) It entails any excavation or deployment outside of the current WCF site, except that, for Tower-Based WCFs other than WCFs in the public rights-of-way, it entails any excavation or deployment of transmission equipment outside of the current WCF site by more than 30 feet in any direction. The WCF site boundary from which the 30 feet is measured excludes any access or utility easements currently related to the WCF site;
- (v) It would defeat the concealment elements of the eligible support structure; or
- (vi) It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner



SECTION II. AMENDMENT OF CERTAIN WIRELESS COMMUNICATIONS FACILITIES PROVISIONS

Section 300-87 "Requirements for telecommunications antennas and towers" of Article XIX of the City of Lancaster Zoning Ordinance is hereby amended by repealing Section 300-87A(4) in its entirety.

SECTION III. AMENDMENT OF CERTAIN WIRELESS COMMUNICATIONS FACILITIES PROVISIONS

Section 300-87 "Requirements for telecommunications antennas and towers" of Article XIX of the City of Lancaster Zoning Ordinance is hereby amended by repealing Section 300-87B(3) in its entirety.

SECTION IV. AMENDMENT OF CERTAIN WIRELESS COMMUNICATIONS FACILITIES PROVISIONS

Section 300-87A(1)(b) "General and specific requirements for telecommunications antennas. Historic Areas." of Article XIX of the City of Lancaster Zoning Ordinance is hereby amended by revising the section as follows:

Historic areas. No telecommunications antenna may be located upon any property, or on a building or structure, that is listed on either the National or the Pennsylvania Register of Historic Places, or eligible to be listed. All applications for telecommunications antennas that do not fall under the provisions of the Pennsylvania Wireless Broadband Collocation Acta and are located in the Heritage Conservation District shall be reviewed by the City of Lancaster Historic Preservation Specialist to ensure that the stealth technology chosen for the proposed structure is appropriate and conforms to City requirements.

Section 300-87 "Requirements for telecommunications antennas and towers" of Article XIX of the City of Lancaster Zoning Ordinance is hereby amended by adding a new Section 300-87C as follows:

- C. Small Wireless Communications Facilities
 - (1) Small Wireless Communications Facilities that are located inside the public Rights-of-Way shall be a permitted use in all City zoning districts subject to the requirements of Chapter 263 of the Code of the City of Lancaster and generally applicable permitting.
 - (2) Small Wireless Communications Facilities that are located outside the public Rightsof-Way shall be a permitted use in the following zoning districts, <u>subject to the</u> <u>prohibitions contained herein</u>:

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- (a) C3 Regional
- (b) CM Central Manufacturing
- (c) SM Suburban Manufacturing
- (3) The following requirements shall apply to all Small WCFs that are located outside the public Rights-of-Way:
 - (a) An application for a Small WCF shall include the following:
 - [1] The location of the proposed Small WCF, including latitudinal/longitudinal coordinates and street address;
 - [2] Evidence that the owner of the property and/or Wireless Support Structure on which the proposed Small WCF will be located has authorized construction of the proposed Small WCF.
 - [3] Documentation demonstrating compliance with the requirements of this Section 300-87C, including construction and engineering drawings;
 - [4] Self-certification that the filing and approval of the application is required by the Applicant to provide additional capacity or coverage for wireless services;
 - [5] Documentation demonstrating compliance with the requirements of the Small Wireless Communications Facility Design Manual and a completed Small Wireless Communications Facility Design Checklist;
 - [6] If the Small WCF will require the installation of a new Wireless Support Structure, documentation showing that the Applicant has made a good faith determination that it cannot meet the service reliability and functional objectives of the application by Collocating on an existing Wireless Support Structure. Such determination shall be based on whether the Applicant can meet the service objectives of the application by Collocating on an existing Wireless Support Structure on which:
 - [a] The Applicant has the right to Collocation;
 - [b] The Collocation is Technically Feasible and would not impose substantial additional cost; and
 - [c] The Collocation would not obstruct or hinder travel or have a negative impact on public safety.



- [7] A report prepared by a qualified engineering expert which shows that the Small WCF will comply with all applicable FCC regulations, including but not limited to those relating radiofrequency emissions.
- (a) Standard of care. Any Small WCF shall be designed, constructed, operated, maintained, repaired, modified and removed in strict compliance with all current applicable technical, safety and safety-related codes, including but not limited to the most recent editions of the Pennsylvania Uniform Commercial Code, American National Standards Institute (ANSI) Code, Electrical Code, as well as the industry standard applicable to the Wireless Support Structure. Any Small WCF shall at all times be kept and maintained in good condition, order and repair by qualified maintenance and construction personnel, so that the same shall not endanger the life of any person or any property in the City.
- (b) Underground utilities. Small WCFs requiring the installation of a new Wireless Support Structure shall not be located in an Underground Area.
- (c) Engineer inspection. Prior to the issuance of a building permit and/or a pole permit authorizing construction and erection of a Small WCF, a structural engineer registered in Pennsylvania shall issue to the City a written certification of the proposed Wireless Support Structure's ability to meet the structural standards offered by either the Electronic Industries Association or the Telecommunication Industry Association and certify the proper construction of the foundation and the erection of the structure. This certification shall be provided to the Zoning Officer, at a minimum, be made as a condition attached to any approval given such that the certification be provided prior to issuance of any building permits.
- (d) Design. All Small WCFs shall comply with the applicable requirements of the City of Lancaster Small Wireless Communications Facility Design Manual.
- (e) Visual appearance.
 - [1] The Applicant shall ensure that existing vegetation, trees and shrubs located within proximity to the Small WCF shall be preserved to the maximum extent possible; all necessary tree permits shall be obtained in accordance with City ordinances. All applications for telecommunications antennas that do not fall under the provisions of the Pennsylvania Wireless Broadband Collocation Actual and are located in the Heritage Conservation District shall be reviewed by the City of Lancaster Historic Preservation Specialist to ensure that the stealth technology chosen for the proposed structure is appropriate and conforms to City requirements.
 - [2] Small WCFs shall employ stealth technology. All Small WCFs and related equipment shall be aesthetically and architecturally compatible

Commented [SD2]: Lettering is incorrect here



with the surrounding environment and shall be designed to blend with the existing surroundings and neighboring buildings to the greatest extent possible. Any utilities extending to the Small WCF shall be placed underground.

- [3] Ground-mounted Related Equipment associated with, or connected with, a Small WCF shall be placed underground or screened from public view using Stealth Technology, as described herein.
- (f) Permit required for modifications. To the extent permissible under applicable state and federal law, any Applicant proposing the modification of an existing Small WCF, which increases the overall height of the Small WCF, shall first obtain a building permit from the City. Nonroutine modifications shall be prohibited without such permit.
- (g) Historic Buildings. No Small WCF may be located within one hundred (100) feet of any property, or on a building or structure that is listed on either the National or Pennsylvania Registers of Historic Places, or eligible to be so listed, or is included in the official historic structures list maintained by the City.
- (h) Graffiti. Any graffiti on a Small WCF, including the Wireless Support Structure and any Related Equipment, shall be removed at the sole expense of the owner within thirty (30) days of notification by the City.
- (i) Minimum setbacks. The minimum distance between the base of a Small WCF requiring the installation of a new Wireless Support Structure shall be equal to 100% of the height of the Small WCF, unless the Applicant provides evidence to the satisfaction of the City that a lesser setback will have no negative effect on public safety.
- (j) Timing of Approval.
 - [1] Within ten (10) calendar days of the date that an application for a Small WCF is filed with the City Zoning Officer, the City shall notify the Applicant in writing of any information that may be required to complete such application.
 - [2] Within sixty (60) days of receipt of an application for Collocation of a Small WCF on a preexisting Wireless Support Structure, and subject to applicable tolling procedures as established by federal law, the City Zoning Officer shall make a final decision on whether to approve the application and shall notify the Applicant in writing of such decision.
 - [3] Within ninety (90) days of receipt of an application for a Small WCF requiring the installation of a new or replacement Wireless Support Structure, and subject to applicable tolling procedures as established by

Commented [MR3]: All timeframes for approval included in this draft are mandated by state and federal law.



federal law, the City Zoning Officer shall make a final decision on whether to approve the application and shall notify the Applicant in writing of such decision.

- (k) Inspection. The City reserves the right to inspect any Small WCF to ensure compliance with the Zoning Ordinance and any other provisions found within the City Code or state or federal law. The City and/or its agents shall have the authority to enter the property upon which a Small WCF is located at any time, upon reasonable notice to the operator and property owner, to ensure such compliance.
- (I) Insurance. Each person that owns or operates a Small WCF shall provide the City with a certificate of insurance, naming the City as an additional insured, and evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the Small WCF.
- (m)Indemnification. The owner of any Small WCF in the ROW shall fully indemnify and hold the City and its officers, employees and agents hamnless against any claims, lawsuits, judgments, costs, liens, expenses or fees or any other damages caused by the act, error or omission of the owner of the WCF or its officers, agents, employees, directors, contractors or subcontractors while installing, repairing or maintaining Small WCFs or Wireless Support Structures within the ROW. The owner of a Small WCF shall not be required to indemnify for an act of negligence or willful misconduct by the City, its elected or appointed officials, employees or agents.

SECTION V. Miscellaneous

- A. Police powers. The City, by granting any permit or taking any other action pursuant to this chapter, does not waive, reduce, lessen or impair the lawful police powers vested in the City under applicable federal, state and local laws and regulations.
- B. Severability. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held illegal or invalid by any court of competent jurisdiction, such provision shall be deemed a separate, distinct and independent provision, and such holding shall not render the remainder of this Ordinance invalid.
- C. Effective Date. This Ordinance shall become effective immediately upon enactment by the Council of the City of Lancaster.

ENACTED AND ORDAINED this	day of	, 2021.
ATTEST:		LANCASTER CITY COUNCIL



C. Time Extension for 221-227 N. Prince St. Final Land Development. 221 N Prince St LLC 44 Natures Way Conestoga PA 17516 Jan 27, 2022 Douglas Smith, AICP, LEED Green Assoc. Chief Planner Bureau of Planning 120 N Duke Street Lancaster, PA 17608 Time Extension - Conditionally Approved Final Plan RE: 221 North Prince St LLC 221 - 227 North Prince Street Lancaster PA 17603 Dear Mr. Smith, Please accept this as a request to extend the 221 and 227 N. Prince Street Plans prepared by Light-Heigel and Assoc., Inc. beyond the one year of conditional approval required in SALDO §265-23B(4)(c)). The project has become complicated for financial closing and has delayed us in providing the financial guarantee and we ask for an extension from January 31, 2022 until May 31, 2022 to complete the required conditions of Plan approval. Please let me know if you need anything else and if you wish us to attend any meeting for further details. Respectfully, Preston Eberly Owner Redevelopment Authority of City of Lancaster (RACL)

Certification of Blight for 630 S. Marshall St.



MEMORANDUM

To: Planning Commission

From: Zaritzia Burgos, Property Reinvestment Board Secretary

Date: January 14, 2022

Subject: Updates from the Property Reinvestment Board

 630 S. Marshall St: This property, owned by Mary J. Zell, was condemned in April 2021 due unsafe and unsanitary conditions. The property was found unsecure. Property was blighted in November 2021 & re-affirmed in December 2021. As of January 2022, no permits pulled to lift the condemnation. New owner Bank of America.



Ехнівіт А



LANCASTER PROPERTY REINVESTMENT BOARD

FACT EVALUATION					
Prof	ERTY ADDRESS: 630 S. MARSHALL ST NUMBER OF	Units: 1			
Prof	ERTY OWNER'S NAME: MARY J. ZELL ERTY OWNER'S ADDRESS: 110 SUNRISE AVE				
	LANCASTER, PA 17601				
DATI	LAST OCCUPIED: OCTOBER 18, 2018 CURRENT CODE STATUS: CO	NDEMNED			
UTIL	TTY STATUS: ACTIVE DELINQUENT LIENS: \$1,692.	37			
	IMONWEALTH OF PENNSYLVANIA CRITERIA FOR BLIGHTED PRO EACH OF THE FOLLOWING CRITERIA, CHECK YES OR NO FOR THE PROPERTY BEING EVALUATE		,		
CRIT	ERIA: (CHECK AS MANY AS APPLY)	Vna	Mo		
1.	A PREMISE WHICH BECAUSE OF PHYSICAL CONDITION OR USE IS REGARDED AS A PUBLIC NUISANCE AT COMMON LAW OR HAS BEEN DECLARED PUBLIC NUISANCE IN ACCORDANCE WITH THE MUNICIPALITY HOUSING, BUILDING, PLUMBING, FIRE AND RELATED CODES.	YES	<u>No</u>		
2.	EVIDENCE High Charles de production use or A PREMISE WHICH BECAUSE OF PHYSICAL CONDITION USE OR OCCUPANCY IS CONSIDERED AN ATTRACTIVE NUISANCE TO CHILDREN. THIS INCLUDES AN ABANDONED WELL, SHAFT, BASEMENT, EXCAVATIONS UNSAFE FENCE OR STRUCTURE.	*			
3.	EVIDENCE A DWELLING WHICH BECAUSE IT IS DILAPIDATED, UNSANITARY, UNSAFE, VERMIN-INFESTED OR LACKING IN THE FACILITIES AND EQUIPMENT REQUIRED BY THE STATUTE OR AN APPLICABLE MUNICIPAL CODE, HAS BEEN DESIGNATED BY THE AGENCY RESPONSIBLE FOR ENFORCEMENT OF THE STATUTE OR CODE AS UNFIT FOR HUMAN HABITATION.	_			
4.	EVIDENCE A STRUCTURE WHICH IS A FIRE HAZARD, OR IS OTHERWISE DANGEROUS		<i>V</i>		
5.	TO THE SAFETY OF PERSONS OR PROPERTY. A STRUCTURE FROM WHICH THE UTILITIES, PLUMBING, HEATING, SEWERAGE OR OTHER FACILITIES HAVE BEEN DISCONNECTED, DESTROYED, REMOVED OR RENDERED INEFFECTIVE SO THAT THE		1		
6.	PROPERTY IS UNFIT FOR ITS INTENDED USE. A VACANT OR UNIMPROVED LOT OR PARCEL OF GROUND IN A PREDOMINANTLY BUILT-UP NEIGHBORHOOD WHICH, BY REASON OF	. —	¥.		
	NEGLECT OR LACK OF MAINTENANCE HAS BECOME A PLACE FOR ACCUMULATION OF TRASH AND DEBRIS, OR A HAVEN FOR RODENTS OR				



	YES	<u>No</u>
7. AN UNOCCUPIED PROPERTY WHICH HAS BEEN TAX DELINQUENT FOR A		
PERIOD OF TWO YEARS. TOTAL DELINQUENT AMOUNT \$0.00		
3. Any property which is vacant but not tax delinquent, which		
HAS NOT BEEN REHABILITATED WITHIN ONE YEAR OF THE RECEIPT OF		
NOTICE TO REHABILITATE FROM THE APPROPRIATE ENFORCEMENT		./
AGENCY.		<u>v</u>
CRITERIA FOR AN ABANDONED PROPERTY;		
D. VACANT OR UNIMPROVED LOT OR PARCEL OF GROUND ON WHICH A MUNICIPAL LIEN FOR THE COST OF DEMOLITION OF ANY		
STRUCTURE LOCATED ON THE PROPERTY REMAINS UNPAID FOR A		
PERIOD OF SIX MONTHS.		1
E. VACANT PROPERTY OR VACANT UNIMPROVED LOT OR PARCEL OF		
GROUND ON WHICH THE TOTAL MUNICIPAL LIENS ON THE		
PROPERTY FOR TAX OR ANY OTHER TYPE OF CLAIM OF WHICH		
CITY ARE IN EXCESS OF 150% OF THE FAIR MARKET VALUE OF		
THE PROPERTY.		<u> </u>
F. THE PROPERTY HAS BEEN DECLARED ABANDONED BY THE		
OWNER, INCLUDING AN ESTATE THAT IS IN POSSESSION OF THE	/	
PROPERTY.	<u>/</u>	
A PROPERTY WHICH HAS DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE		/
OR NO KNOWN OWNERS, RENDERING TITLE UNMARKETABLE. A PROPERTY WHICH HAS ENVIRONMENTALLY HAZARDOUS CONDITIONS,		~
SOLID WASTE POLLUTION OR CONTAMINATION IN A BUILDING OR ON THE		
LAND WHICH POSES A DIRECT AND IMMEDIATE THREAT TO THE HEALTH,		
SAFETY AND WELFARE OF THE COMMUNITY.		
2. A PROPERTY HAVING THREE OR MORE OF THE FOLLOWING	-	<u></u>
CHARACTERISTICS:		
F. HAS UNSAFE OR HAZARDOUS CONDITIONS THAT DO NOT MEET		/
CURRENT USE, OCCUPANCY OR FIRE CODES;		<u>~</u>
G. HAS UNSAFE EXTERNAL AND INTERNAL ACCESSWAYS;		<u> </u>
H. VIOLATES THE APPLICABLE PROPERTY MAINTENANCE CODE		
ADOPTED BY A MUNICIPALITY AND IS AN IMMEDIATE THREAT TO		_
PUBLIC HEALTH AND SAFETY;		<u> </u>
I. IS VACANT; J. IS LOCATED IN A REDEVELOPMENT WITH A DENSITY OF AT LEAST		
1,000 PEOPLE PER SQUARE MILE, OR A REDEVELOPMENT AREA		
WITH MORE THAN 90% OF THE UNITS OF PROPERTY BEING		
NONRESIDENTIAL, OR A MUNICIPALITY WITH A DENSITY OF AT		
LEAST 2,500 PEOPLE PER SQUARE MILE.		./ ·
,		<u>. </u>
ERTIFICATION:		
Gordy King		
ESUS MESA, HOUSING INSPECTOR SUPERVISOR OF THE CITY OF LANCASTER, PE		
TER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY		
FORMATION CONCERNING THE PROPERTY <u>630 S. MARSHALL ST.,</u> LANCASTER ID CORRECT TO THE BEST OF MY KNOWLEDGE.	e, PA. is t	RUE



