

---

Planning Commission  
**Public Meeting  
Agenda Packet**



CITY OF  
LANCASTER



CITY OF LANCASTER **PLANNING**  
**COMMISSION**  
PUBLIC MEETING **AGENDA**

## Meeting Agenda— Lancaster City Planning Commission

Wednesday, September 07, 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 August 17, 2022 Meeting

### 3. Subdivision and Land Development

#### **A- Planning Commission's Waiver of Preliminary Plan Filing Requirements for 37 & 41 Belmont St.**

Pylons Be Pylons, LLC intends to build a 600 SQFT, (2) bedroom, (1.5) bathroom cottage on the existing vacant R-3 zoned lot, 37 Belmont Street, Lancaster, PA 17603, and an identical cottage on the existing vacant R-3 zoned lot, 41 Belmont Street, Lancaster, PA 17603. The developer requests a waiver of the followings:

- 1- A formal process to allow him to file Minor Plan with the Planning Bureau—no Planning Commission's approval is required.
- 2- Installing curb and sidewalk along 37 & 41 Belmont St. due to the woody nature of the area.

#### **B- Planning Commission's Waiver of preliminary Plan Filing Requirements for 40 Longfellow Dr.**

C&F, Inc. would like to request for a waiver of preliminary plan for the proposed four-unit apartment building with a footprint of only 3,280 SF at 40 Longfellow Drive. The project proposes no new roads, sewer, or water mains, no PENNDOT approvals required, under one acre of disturbance, and no variances required from the zoning office.

#### **C- Planning Commission's Waiver of Formal Process for 560 S. Water St.**

Brecknock Builders LLC agent and contractor for Creative Packaging Solutions, proposes to construct a commercial building addition (2660 sq. ft.) for warehouse storage space on an existing building. This proposed addition was incorporated in the original Land Development Stormwater Management Plan created and approved by the City of Lancaster back in April 2016.

#### **D- Time Extension for 221-227 N. Prince St. Final Land Development.**

### 4. Housing Subcommittee

### 5. Comprehensive Plan Update

Land-use Exercise for Downtown Quadrant

### 6. Other Business

Election of new chairperson for the Planning Commission

### 7. Public Participation

### 9. Adjournment