



## Memorandum

05/12/2023

To: City of Lancaster Planning Commission  
CC: Chris Delfs, Stephen Campbell, Jim Bower, Angela Brackbill, Emma Hamme, John Lefever, Bryan Harner, Cindy McCormick, Benjamin Perwien, Jameel Thrash, Mandali Kejjo, Cody Kiefer, Molly Kirchoff  
From: Douglas Smith, AICP  
Subject: Planning Commission's Meeting Packet for May 17, 2023

### **1- Request a Time Extension for Meeting the Conditions of Approval of 777 New Holland Ave. Final Subdivision Plan.**

**Background:** The subdivision plan for 777 New Holland was approved on April 20, 2022. The developer, with his consultant, has satisfied most of the conditions, except for posting of the financial security and providing water easement agreements. Sanchez & Associate on behalf of the applicant request a time extension of 90 days, until July 18, 2023.

#### **SALDO Modification Request:**

##### ***Ordinance Section 265-29B (3)c:***

*"Upon receiving a conditional approval, the applicant shall have one year from the date of the Commission's conditional approval to submit two copies of a revised final plan which complies with all conditions, including compliance with all conditions agreed to by the applicant in any final plan developer's agreement. The Commission may grant an extension of the time period for final plan approval upon written request by the applicant...."*

##### ***Proposed Relief:***

To allow the developer 90 days to meet the remaining conditions of approval.

##### ***Justification:***

Please see the request letter as shown below.

# SANCHEZ & ASSOCIATES, INC.

CONSULTING ENGINEERS

460 North George Street  
MILLERSVILLE, PA 17551

Phone: 717-872-9041  
Fax: 717-872-9043  
e-mail: [SanchezEng@aol.com](mailto:SanchezEng@aol.com)

May 11, 2023

Mandali Kejjo, Sr Planner  
City of Lancaster  
120 North Duke Street  
PO Box 1598  
Lancaster, PA 17608

Re: Gil Nirmal Singh  
777 New Holland Ave & 752 East Ross Street  
City File No 21-11-22

Subject: Request for Extension of time to complete items of conditional approval letter dated  
April 21, 2022

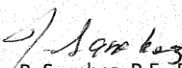
Dear Mandali:

On behalf of the applicant we request a time extension of 90 days for completion of the conditions indicated in the conditional approval letter granted by the Planning Commission on April 21, 2022.

Justification: Nearly all of the conditions have been completed except signature and recording of the final plan and posting of the letter of credit.

The applicant has a bid for the work described which is considerably less than the approved cost opinion approved for the letter of credit and arrangements are in the works to acquire the security amount required.

Very truly yours,  
SANCHEZ & ASSOCIATES, INC.

  
James R. Sanchez, P.E., P.L.S.  
Principal

cc: Amon Gill [minimartlanaster@gmail.com](mailto:minimartlanaster@gmail.com)

## **Recommendation**

City staff recommend approving the requested time extension (90 days) to meet the remaining conditions of approval.

## **2- Introductory Presentation by ELA for Park City Center-Subdivision Plan**

**Background** Park City Center LLC is establishing a new property line to create four (4) lots: three lots to the east of Plaza Boulevard and one lot to the west of Plaza Boulevard. No buildings or site improvements of any kind are being proposed for the newly formed lots. The existing buildings are served by their own sewer and water services.

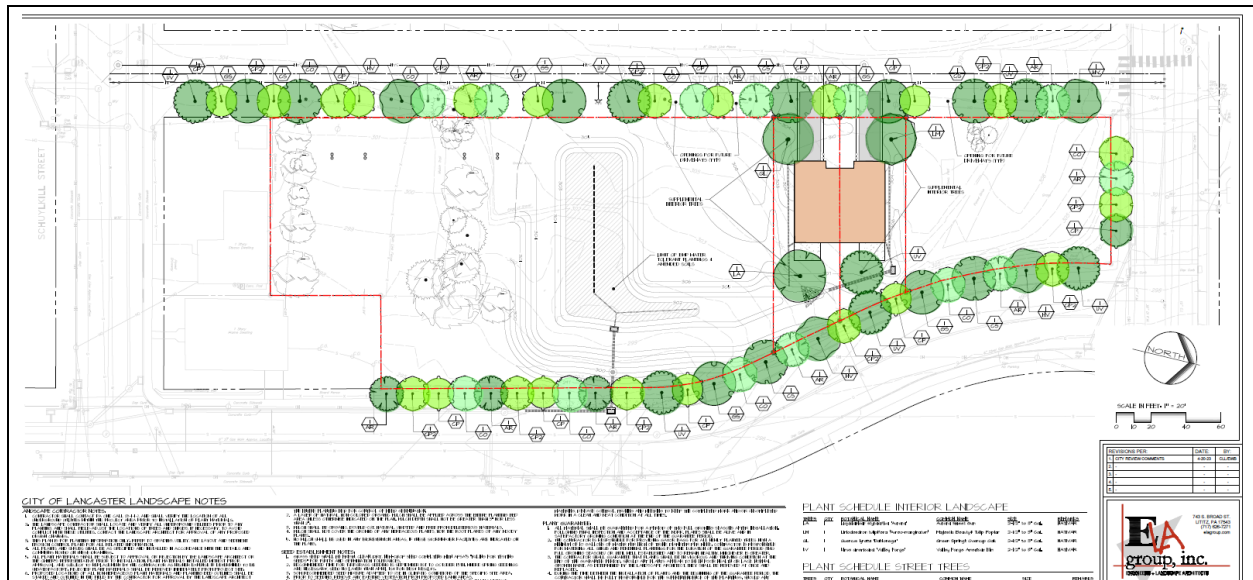


### **Recommendation**

The presentation is informational for the Commission and the public. There is no recommendation at this stage.

### 3- Introductory Presentation by ELA for 640 S. Franklin St. (Thaddeus Stevens) Subdivision and Land Development Plan

**Background** Thaddeus Stevens Foundation is establishing a new property line by re-subdividing four (4) existing lots and constructing two semi-attached units. These units will be built by the students as part of the school program.



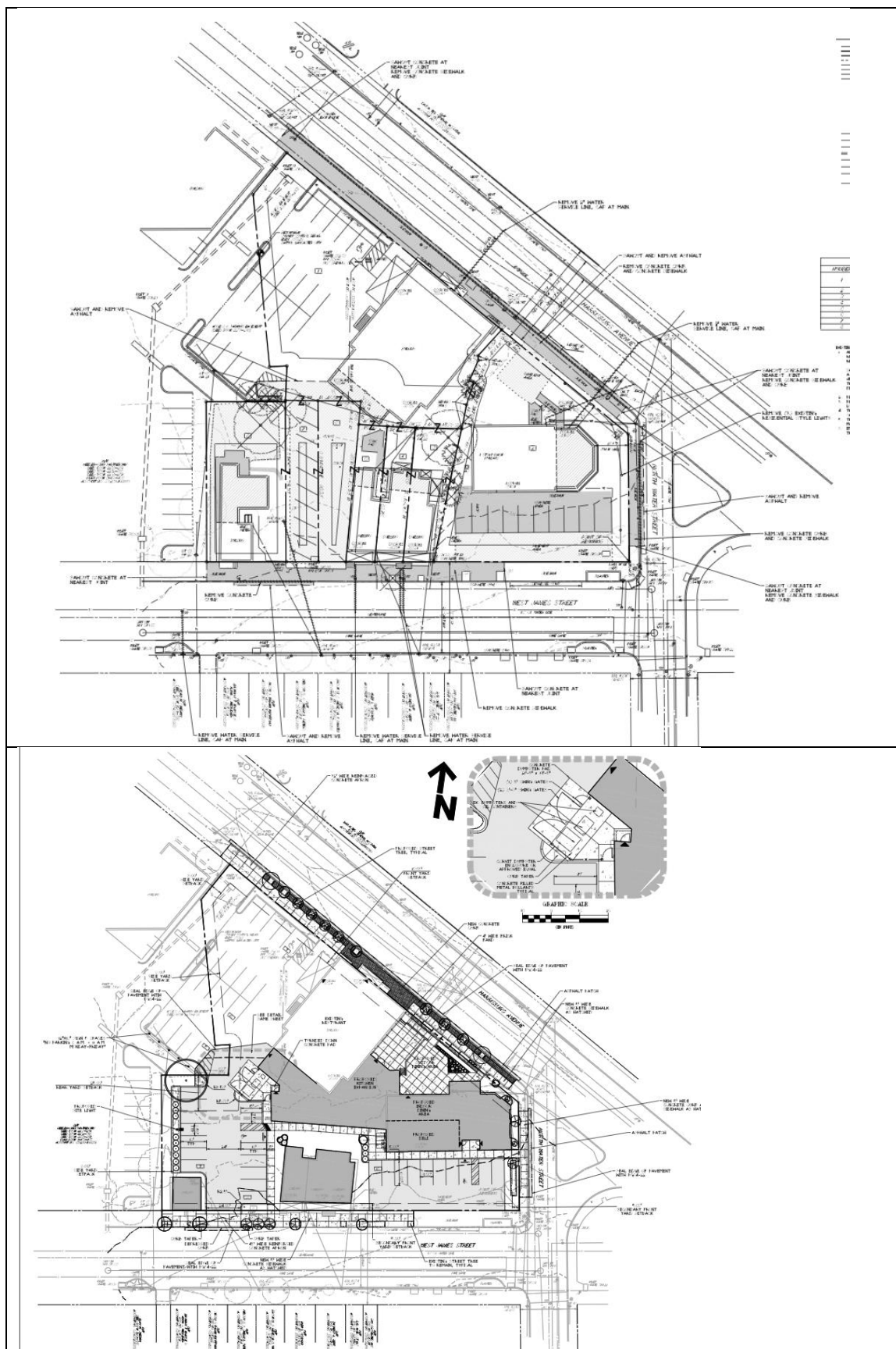
### **Recommendation**

The presentation is informational for the Commission and the public. There is no recommendation at this stage.

### 4- Introductory Presentation by DM/A for 211 W. James Street, Lombardo's Lots Consolidation and Land Development Plan

**Background** The Applicant, Immobili Commerciali, LLC is proposing to:

- consolidate eight (8) tracts into a single parcel.
- demolish a portion of the former Penn State Fixtures building, rear of the row homes, and the standalone home.
- provide an outdoor dining area along Harrisburg Ave. a gourmet/specialty food store/deli use, an expanded kitchen area to support Lombardo's Restaurant and the new deli.  
Expand parking lot.

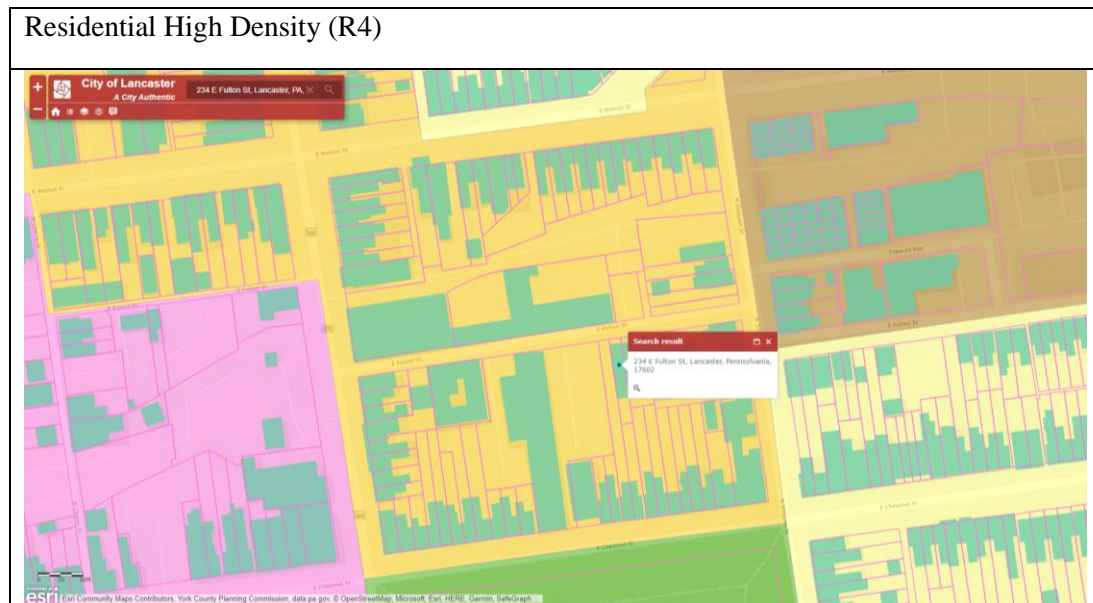


### **Recommendation**

The presentation is informational for the Commission and the public. There is no recommendation at this stage.

## **5- Redevelopment Authority of the City of Lancaster (RACL)**

The property at 234 E. Fulton, zoned R4, was certified as blighted by the Commission on April 05. RACL seeks Planning Commission's recommendation of appropriate use for 234 E. Fulton St.



### **Recommendation**

City staff recommends “Residential” as an appropriate use for 234 E. Fulton St.

## **6- Comprehensive Plan Update**

The City will be updating the public about the first draft of the Comprehensive Plan at The Ware Center on May 24, at 4:30 p.m.