

York City Planning Commission
Monday, November 14, 2016 – 6:30 p.m.
York County Judicial Center – Room 5009
45 N. George Street, 5th Floor, York, PA 17401

1. Roll Call (*MJ,MB,JF,KB,SR,PM,MP*)
2. Minutes: October 10, 2016
3. October Zoning Hearing Board Report
4. **ACTION ITEMS:**
 - A. **Zoning:**
 1. **Case 17-2016-Z-V.** An application has been filed by Gustavo Zabala for a Special Exception change of one non-conforming use to another non-conforming use. The property is located at 700 Prospect Street in the RS2 – Single Family Attached Residential Conservation Zoning District.
 2. **Case 19-2016-Z-SE.** An application has been filed by Paul Durra, Solar City for a Special Exception to install a Photovoltaic Energy System on the property located at 928 Northbriar Drive in the RS1 – Single Family Detached Residential Conservation Zoning District.
 3. **Case 20-2016-Z-SE.** An application has been filed by Paul Durra, Solar City for a Special Exception to install a Photovoltaic Energy System on the property located at 351 Liberty Court in the UN2 – Urban Residential Neighborhood Zoning District.
 4. **Case 21-2016-Z-SE/V.** An application has been filed by Rev. Dailey, St. Mary's Church for a Special Exception for Parking Lot Use; a Variance for location of parking spaces and Variance for size of parking lot. The property is located 330 South Duke Street in the UN2 -- Urban Residential Neighborhood Zoning District.
 5. **Case 22-2016-Z-SE/V.** An application has been filed by Pete Snyder, Midlantic Pallet for a Special Exception for Heavy Industrial Use and a Variance for buffer yard. The property is located at 1217-1221 East Elm Street in the EC – Employment Center Zoning District.
 6. **Case 23-2016-Z-SE/V.** An application has been filed by Weaver Warehouse LLC for a Special Exception for Multiple Family Dwelling – Conversion from a Different Use; a Variance for units per acre; Variance for street trees and a Variance for parking requirements. The property is located at 127 North Broad Street in the UN2 – Urban Residential Neighborhood Zoning District.
 - B. **Subdivision/Land Development:**
 1. **Preliminary/Final Subdivision and Land Development Plan: 210 York Street Campus Redevelopment.** An application has been filed by Saddleback Properties LP, proposing the vacation of multiple streets, reverse subdivision of multiple lots into 2 parcels, and installation of a small surface parking lot.
5. **BLIGHT CERTIFICATION:**

No items submitted

6. New Business

7. Adjournment

The York City Planning Commission is one of a number of interrelated boards, agencies, and City authorities with interlocking responsibilities to guide land use and development in the City. The Planning Commission's primary jobs are (1) developing and updating a Strategic Comprehensive Plan; (2) preparing and updating zoning and building code ordinances to implement and support the Plan; (3) making recommendations to the Zoning Hearing Board on applications for zoning variances and special exceptions, and (4) making recommendations to City Council on applications for subdivision and land development. The Commission's seven members, appointed by the Mayor with Council's consent, serve in a volunteer capacity, and are city residents.