

# York City Planning Commission Meeting Minutes

Monday, February 11, 2019 – 6:30 PM  
City Council Chambers  
101 S George St, 1<sup>st</sup> Floor, York, PA 17401

## 1. Opening

Chair Michael Johnson called the regular meeting of the York County Planning Commission to order at 6:33 PM.

## 2. Roll call

### **Present: Planning Commission**

Michael Johnson, Chair  
Kittrell Barnes, Vice Chair  
Nancy Griffin  
Matthew Davis

### **Present: Staff**

Mike Pritchard, Planner  
Shilvosky Buffaloe, Acting Director, DCED

## 3. Minutes of the January 14, 2019 meeting

Staff will supply minutes of the January 2019 meeting at the regular meeting in March.

## 4. January Zoning Hearing Board report

Mr. Buffaloe said that the Zoning Hearing Board approved a dimensional variance (maximum height) and a use variance (to allow a Community Center in the Open Space zoning district) for the Pennsylvania State University.

## 5. Unfinished business

## 6. New business

### A. Zoning

- i. **Case 2-2019-Z-V.**
- ii. **Case 3-2019-Z-V.**

New Cingular Wireless PCS, LLC has applied for a variance to install a Communication Transmitting and Receiving Facility in the RS2 zoning district in the public right of way near 221-299 North Belvidere Avenue.

New Cingular Wireless PCS, LLC has applied for a variance to install a Communication Transmitting and Receiving Facility in the RS2 zoning district in the public right of way near 700 Pennsylvania Avenue.

Ron Wolesslagle of NBC, LLC presented the applications for Case 2 and 3-2019-Z-V.

**Action: Mr. Davis moved to recommend approval of a variance to §1303.8 (A) – Permissible use table to allow a communications transmitting and receiving facility, as defined in §1304.1-6.1.3 of the Zoning Ordinance, in the public right-of-way near 700 Pennsylvania Avenue in the RS-2 zoning district. Mr. Barnes seconded. Motion unanimously approved.**

**Action: Mr. Davis moved to recommend approval of a variance to §1303.8 (A) – Permissible use table to allow a communications transmitting and receiving facility, as defined in §1304.1-6.1.3 of the Zoning Ordinance, in the public right-of-way near 700 Pennsylvania Avenue in the RS-2 zoning district. Ms. Griffin seconded. Motion unanimously approved.**

iii. **Case 4-2019-Z-SE**

Sun Run Installation Services Inc., on behalf of the property owner, has applied for a special exception to install a photovoltaic energy system at 665 Maryland Avenue in the RS1 zoning district.

The applicant for Case 4-2019-Z-SE was not present due to weather.

**Action: Mr. Barnes moved to recommend approval of a special exception to allow a photovoltaic energy system, as defined in §1304.2-7.13 of the Zoning Ordinance, at the structure at 665 Maryland Ave in the RS-2 zoning district. Ms. Griffin seconded. Motion unanimously approved.**

B. Subdivision and land development plans

i. **369 North George Street**

Keystone Kidspace has submitted a final land development plan for recommendation to City Council.

Scott DeBell of Site Design Concepts gave an overview of the project. Mr. DeBell said the Applicant seeks waivers from: the requirement for a preliminary plan; the requirement for a traffic summary; the requirements for street trees and street lighting; and the requirement for stormwater management facilities to be considered structures and follow building setback requirements.

Mr. Johnson asked about stormwater provisions. Mr. DeBell said the existing building drains into a joint stormwater and sewer system. With the updates to the building, stormwater will drain to a stormwater inlet on North George Street.

Mr. Davis and Mr. DeBell spoke about the integrity of the creek walls supporting the building. Mr. DeBell feels they are sufficient to support the proposed building.

Mr. Johnson and Mr. DeBell spoke about the impacts the Codorus Creek study will have on the project. The study proposes improvements within the existing Army Corps of Engineer right-of-way (creek wall to creek wall) and should have minimal impacts on the proposal.

**Action: Mr. Barnes moved to recommend approval of a waiver of §1333.5 which requires approval of a preliminary plan. Mr. Davis seconded. Motion unanimously approved.**

**Action: Mr. Barnes moved to recommend approval of a waiver of §1333.7.s, which requires the applicant to provide a traffic summary. Ms. Griffin seconded. Motion unanimously approved.**

**Action: Mr. Barnes moved to recommend approval of waiver of §1305.8.b & c and §1305.5, which require the applicants to provide the locations of street trees, landscaping, and street lighting on the plan. Ms. Griffin seconded. Motion unanimously approved.**

**Action: Mr. Barnes moved to recommend approval of a waiver of §937.1.m, which requires stormwater management facilities to be considered structures that must comply with building setback requirements, and to allow a subsurface infiltration bed to have a proposed setback of 10 feet from the property line. Ms. Griffin seconded. Motion unanimously approved.**

**Action: Mr. Barnes moved to recommend approval of the preliminary/final land development plan for 369 N George St contingent upon City Council approval of the above waivers and the Applicant satisfying all other review comments provided by staff, the City Engineer, and the York County Planning Commission. Ms. Griffin seconded. Motion unanimously approved.**

ii. **West Market Street and Richland Avenue.**

Turkey Hill has submitted a sketch land development plan for a proposed gas station, convenience store, and fast food restaurant space for preliminary review and comment to the engineer.

Staff provided the Commission with review comments from City staff, the Mayor's Office, the City Engineer, and York County Planning Commission staff.

Mr. Davis noted the applicant should be aware of the desirability of the proposed parking lot during the York Fair. Mr. Buffaloe asked whether the applicant will sell alcohol at the proposed location. Ms. Griffin asked whether the proposed use will be open 24 hours. Staff will add these to the comment letter provided to the applicant.

C. Blight certification

D. Open forum

7. **Adjournment**

Chair Michael Johnson adjourned the meeting at 7:15 PM.