

York City Planning Commission Meeting Minutes

Monday, February 10, 2020 – 6:30 PM
City Council Chambers
101 S George St, 1st Floor, York, PA 17401

1. Opening

Chair Michael Johnson called the regular meeting of the York City Planning Commission to order at 6:30 PM.

2. Roll call

Present: Planning Commission

Michael Johnson, Chair
Matthew Davis, Vice Chair
Chris Velez, Secretary
Corey Wolfe
Maribel Burgos

Absent: Planning Commission

Kittrell Barnes

Present: Staff

Mike Pritchard, Planner

3. Minutes of the January meeting

Action: Ms. Burgos moved to approve the minutes as presented. Mr. Davis seconded. The motion carried unanimously.

4. January Zoning Hearing Board report

Mr. Pritchard summarized the Zoning Hearing Board's decisions at their January meeting.

5. Unfinished business

The Commission had no unfinished business.

6. New business

A. Zoning

i. **4-2020-Z-V** 150 Willis Rd

Mr. Pritchard summarized the application. The Housing Authority of the City of York is requesting a dimensional variance to construct two horticultural structures at 150 Willis Road. Both are larger than the 500 square foot maximum structure size for this zoning use (§1304.2.7.8).

Mr. David Schaumann of the Housing Authority said that the Housing Authority leases the space to a non-profit, York Fresh Food Farms, and the Housing Authority supports the proposal.

Mr. Bruce Manns of York Fresh Food Farms said that the organization needs more covered space to grow produce and the property has plenty of room for the structures.

Mr. Wolfe moved to recommend approval of a variance to allow up to two additional accessory horticulture structures, one approximately 2,520 ft² in size and the other approximately 768 ft² in size at 150 Willis Road. Mr. Velez seconded. The motion carried unanimously.

ii. **5-2020-Z-V** 218 Liberty Ct

Mr. Pritchard summarized the application. Community Progress Council is requesting a variance to use the lot as overflow parking for their office at 226 E College Ave. The property has been used as a surface parking lot for some years, but the Zoning Hearing Board has not approved the use.

Mr. Gregory Lindemuth of Community Progress Council said the lot is currently gravel and CPC intends to pave the lot. Mr. Lindemuth also said that CPC will post signs informing residents that the lot is only for CPC's use during their operating hours and that residents can use the lot during off-business hours.

Mr. Velez moved to recommend approval of a variance to allow a surface parking lot as defined in §1304.1-5.2.2 at 218 Liberty Court. Ms. Burgos seconded. The motion carried unanimously.

iii. **6-2020-Z-V** 519 S Queen St

Mr. Pritchard summarized the application. 1 Source Property Service, LLC is requesting a variance to convert the existing single-family residence to a two-unit multi-family dwelling. This section of the zoning ordinance allows conversion of a commercial, institutional, or industrial structure to multiple-family dwelling by right in this zoning district. However, the zoning ordinance does not include a use for the conversion of a single-family residence to multi-family. The proposal meets all other provisions of the zoning ordinance.

Mr. Ron Pfeiffer with 1 Source Property Service said the property was previously a duplex but most recently one person lived in the entire property. The property has two sets of utilities and meters, two kitchens, etc.

Mr. Pfeiffer confirmed that the parcel includes an open concrete lot large enough for three parked vehicles.

Mr. Johnson and Mr. Pfeiffer discussed the condition of the structure.

Ms. Burgos moved to recommend approval of a variance to §1304.1-1.2.2, Multiple-family dwellings – conversion from a different use, to convert the single-family residence at 519 South Queen Street to a two-unit multi-family dwelling. Mr. Velez seconded. Mr. Davis, Mr. Velez, Mr. Wolfe, and Ms. Burgos voted in the affirmative; Mr. Johnson voted in the negative; the motion carried.

iv. **7-2020-Z-V** 448 S George St

Mr. Pritchard summarized the application. Mr. Shawn Bourne is requesting a variance to convert the existing single-family residence to a two-unit multi-family dwelling. This section of the zoning ordinance allows conversion of a commercial, institutional, or industrial structure to multiple-family dwelling by right in this zoning

district. However, the zoning ordinance does not include a use for the conversion of a single-family residence to multi-family. The proposal meets the other provisions of the zoning ordinance except the parking requirement. Mr. Bourne is also requesting a variance to the parking requirement. The property faces on-street metered parking and has no other access to a public street.

Mr. Bourne said the property was previously a duplex. It has two furnaces, two gas meters, two bathrooms, two kitchens, and four entrances. Mr. Bourne said that when he bought the property, he believed he was buying a licensed two-unit. The Bureau of Permits, Planning, and Zoning recently informed him that the property has a license for only one unit. Mr. Bourne is looking to correct the situation.

Mr. Davis asked where occupants are currently parking. Mr. Bourne said that parking is available on the unmetered 500 block of South George Street and on Maple Street.

Mr. Velez moved to recommend approval of a variance to §1304.1-1.2.2.d to waive the parking requirement for the property at 448 South George Street. Ms. Burgos seconded. The motion carried unanimously.

Mr. Velez moved to recommend approval of a variance to §1304.1-1.2.2, Multiple-family dwellings – conversion from a different use, to convert the single-family residence at 519 South Queen Street to a two-unit multi-family dwelling. Mr. Wolfe seconded. Mr. Davis, Mr. Velez, Mr. Wolfe, and Ms. Burgos voted in the affirmative; Mr. Johnson voted in the negative; the motion carried.

B. Open forum

i. **Poorhouse Run project review for DCNR**

Mr. Pritchard gave an overview of the project proposed by the York City Department of Public Works. The project includes restoration of the stream banks of Poorhouse Run from Boundary Ave to Rockdale Ave and an 8' wide paved pedestrian trail in the same area. The project also includes a pedestrian bridge across Poorhouse Run to connect the two sides of the park. The Pennsylvania Department of Conservation and Natural Resources (DCNR) has asked the Planning Commission for feedback about the project because the Department of Public Works is using DCNR funds to complete this project.

Ms. Burgos said the intersection of Boundary Ave and Edgar St should be a four-way stop to make pedestrian crossing safer, especially because Hannah Penn school is on the northeast corner of the intersection.

Mr. Davis suggested the project or future projects add pedestrian lighting to the trail.

Mr. Davis moved to authorize staff to send a letter of support to DCNR from the Planning Commission, including the comments from Commissioners. Ms. Burgos seconded. The motion carried unanimously.

- ii. **Open-air market zoning amendment committee**
Following introduction and discussion of the topic, **Mr. Velez moved to create an ad-hoc committee of the Planning Commission to draft amendments to the zoning ordinance to 1) create a new “open-air market” use with any definitions and provisions the committee deems appropriate and 2) modify the permissible use table to reflect the zoning districts wherein the committee decides the new use should be permitted by right, by special exception, by conditional use, or not permitted. Mr. Davis seconded. The motion carried unanimously.**

Mr. Davis, Mr. Velez, and Mr. Wolfe volunteered to serve on this committee. Ms. Burgos volunteered to attend any meetings that the others cannot.

7. Adjournment

Mr. Johnson adjourned the meeting at 7:24 PM.

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