

York City Planning Commission Meeting Minutes

Monday, March 9, 2020 – 6:30 PM
City Council Chambers
101 S George St, 1st Floor, York, PA 17401

1. Opening

Noting quorum, 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
Kittrell Barnes
Maribel Burgos

Excused absence: Planning Commission

Corey Wolfe

Present: Staff

Mike Pritchard, Planner
Nancy Griffin, Zoning Officer

3. Minutes of the February meeting

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

4. Committee reports

a. Zoning Hearing Board

Ms. Griffin summarized the Zoning Hearing Board's decisions at their February meeting.

b. Open-air Market Sub-committee

Mr. Pritchard told the Commission that the first meeting will be rescheduled.

5. Unfinished business

The Commission had no unfinished business.

6. New business

A. Zoning

i. **8-2020-Z-V** 747 S Queen St

The applicant was not present at the time Mr. Johnson called this case.

Mr. Davis moved to table the item. Mr. Barnes seconded. The motion carried unanimously.

The applicant arrived at the meeting during the discussion of case 9-2020-Z-V. Following the conclusion of the discussion on case 10-2020-Z-V, **Mr. Davis moved to move the item from the table. Mr. Velez seconded. The motion carried unanimously.**

Ms. Griffin summarized the application. Mr. John Bastone is requesting approval of a variance to convert a single-family home at 747 South Queen Street to a two-unit multi-family dwelling. This use is defined in §1304.1-1.2.2 and is permitted in this zoning district. However, the definition of this use only includes conversions from “commercial, industrial, or institutional buildings.” The applicant is requesting approval of a variance of the definition to allow conversion from residential to residential.

Mr. Bastone told the Commission about the renovation that is necessary to convert it into a duplex including the addition of a bathroom to the proposed Unit 1 and the addition of a kitchen to the proposed Unit 2.

Mr. Bastone told the Commission that duplexes exist beside and across the street from the property. Mr. Bastone intends to use Elite Property Management to manage the proposed rental units.

Mr. Johnson asked about parking spaces on the property. Mr. Bastone said that the property has room for four parking spaces. The zoning ordinance requires three.

Mr. Barnes moved to recommend approval of a variance to §1304.1-1.2.2, Multiple-family dwellings – conversion from a different use, to allow conversion of a single-family residence at 747 South Queen Street to a two-unit multi-family dwelling. Mr. Velez seconded. Mr. Velez, Mr. Barnes, and Ms. Burgos voted in the affirmative. Mr. Johnson and Mr. Davis voted in the negative. The motion carried 3-2.

ii. **9-2020-Z-V** 613 W Princess St

Ms. Griffin summarized the application. Grace Fellowship Church is requesting a special exception to allow a community center that the church has been operating for some years to continue. The Zoning Hearing Board never approved this use.

Ms. Kristine Cysyk of Grace Fellowship Church explained in more detail the programs that the church runs at 613 West Princess Street through its York Regional Dream Center. These include neighborhood outreach and ministry. No one lives at the property. Events and programs range in attendance from five to more than 20 people.

Mr. Velez moved to recommend approval of a special exception to allow a community center, as defined in §1304.1-3.2.2, at the property at 613 West Princess Street. Mr. Barnes seconded. The motion carried unanimously.

iii. **10-2020-Z-V 100 E Princess St**

Ms. Griffin summarized the application. Mr. Mohammed Irfan proposes to use the property for a gasoline station and retail space. The zoning ordinance requires the approval of a variance for each use in this zoning district. The zoning ordinance also requires 20 parking spaces for Mr. Irfan's proposal. The site can accommodate 16 parking spaces and Mr. Irfan is requesting approval of a variance to reduce the required number of parking spaces.

Mr. Charlie Lartz, the consulting engineer for Mr. Irfan, elaborated on Mr. Irfan's application. Mr. Irfan does not propose any changes to the footprint of the existing building. Mr. Irfan intends to sell snacks, candy, fried chicken, and other convenience store products in the retail space. Mr. Lartz also noted that with the closing of the Hess gas station, there are no gas stations in the area. The proposed site plan includes two gasoline pumps totaling four nozzles; four customers could pump gasoline at the same time.

Mr. Irfan proposes to close the driveway on South Duke Street that is closest to the intersection with Princess Street.

Mr. Irfan proposed to have gasoline delivered by ten-wheeler tanker trucks, which are smaller than standard gasoline delivery vehicles. The trucks will enter the site via South Duke Street and exit east on East Princess Street. Mr. Irfan will also require gasoline deliveries to occur either early in the morning or later in the evening, thereby reducing the impact of deliveries on traffic. Mr. Joseph Guerreri, the current property owner, who intends to sell the property to Mr. Irfan contingent upon approval of the proposal, told the Commission that oil deliveries are currently made to the property using the same entrance and exit that Mr. Irfan proposes.

Mr. Davis moved to recommend approval of a variance to require only 16 parking spaces for the property at 100 East Princess Street. Mr. Velez seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of a variance to §1303.8(A) to allow a gasoline station, as defined in §1304.1-4.6.3, at 100 East Princess Street. Mr. Barnes seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of a variance to §1303.8(A) to allow a general retailer, as defined in §1304.1-4.7.1, at 100 East Princess Street. Mr. Velez seconded. The motion carried unanimously.

B. Subdivision and land development

i. **Station House/The Lofts subdivision plan**

Mr. Pritchard gave an overview of the proposed subdivision plan submitted by Site Design Concepts on behalf of the property owners: The Lofts on George Street Condominium Association, SCPII LLC and 252 North George Street LP. The plan would consolidate two existing lots and one add-on lot into one proposed lot. The applicant is requesting approval of a waiver of §1333.3, the requirement to submit a preliminary plan.

Mr. Davis moved to recommend approval of a waiver of the requirement to submit a preliminary plan (§1333.3) for the final subdivision plan for 244-252 North George Street. Mr. Velez seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of the final subdivision plan for 244-252 North George Street contingent upon the applicant addressing the remaining comments from the County Planning Commission and the City Engineer prior to approval by City Council. Mr. Barnes seconded. The motion carried unanimously.

C. Annual Report to City Council

Mr. Pritchard gave an overview of the draft Annual Report to City Council. The report includes a description of the Planning Commission's duties, the update to the York City Comprehensive Plan, and the recommendations the Planning Commission made at their meetings in 2019. Mr. Johnson asked that staff add a description of the proposed changes to the zoning ordinance that the Planning Commission submitted to City Council in May 2019 (solar panel amendments).

Mr. Barnes moved to approve and submit the Annual Report to City Council with the amendments proposed by Mr. Johnson. Mr. Velez seconded. The motion carried unanimously.

7. Adjournment

Mr. Johnson adjourned the meeting at 7:21 PM.