



## York City Planning Commission Meeting Minutes

Monday, August 10, 2020 – 6:30 PM  
Held via Zoom teleconference

1. Opening

Noting quorum, Chair Michael Johnson called the regular meeting of the York City Planning Commission to order at 6:35 PM.

2. Roll call

**Present: Planning Commission**

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

**Excused absence: Planning Commission**

Kittrell Barnes  
Corey Wolfe

**Present: Staff**

Mike Pritchard, Planner  
Nancy Griffin, Zoning Officer

3. Minutes of the July meeting

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

4. Committee reports

a. Zoning Hearing Board

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

5. Unfinished business

The Commission had no unfinished business.

6. New business

a. Zoning

i. **19-2020-Z-V/SE** 201 N Sherman St

Ms. Griffin summarized the appeal. The applicant is seeking a special exception for a neighborhood grocery store and a variance from the requirement that the store be located at the intersection of a major arterial and a collector. The property is on the corner of an intersection between a collector, Sherman Street, and a local collector, Wallace Street. Staff recommends approval of both requests.

Ms. Griffin noted that she received a phone call from an adjacent property owner who was in support of the proposal.

Mr. Joe Musso, consultant for the applicant, detailed the proposed justification for the variance, namely that the property is triangular in shape; that a commercial use was previously in this building; that the building has a loading dock; and that Wallace Street, though not classified as a collector, is of a similar width and serviceability as Sherman Street.

Mr. Musso explained that the applicant meets the twelve provisions for a special exception.

Mr. Johnson and Mr. Musso discussed details of the proposed floor plan and the exterior appearance of the property.

**ACTION: Ms. Burgos moved to recommend approval of a variance to §1304.1-4.9 to permit a neighborhood commercial use at the intersection of a Collector and a Local Collector at 201 North Sherman Street in the UN-2 zoning district. Mr. Davis seconded. The motion carried unanimously.**

**ACTION: Ms. Burgos moved to recommend approval of a special exception to permit a neighborhood grocery store, as defined in §1304.1-4.9.2, at 201 North Sherman Street in the UN-2 zoning district. Mr. Davis seconded. The motion carried unanimously.**

b. Street right-of-way abandonments

i. W Gas Ave

Mr. Pritchard summarized the application. The Redevelopment Authority of the County of York (RACY) is requesting abandonment of the right-of-way for West Gas Avenue between North Pershing Avenue and the Codorus Creek, approximately 83 feet in length and 20 feet in width. A portion of this ROW overlaps the driveway to the Susquehanna Commerce Center parking lot. The remainder of the ROW is not a paved roadway and is grass covered.

**ACTION: Ms. Burgos moved to recommend approval of the request to abandon the right-of-way for West Gas Avenue between North Pershing Avenue and the Codorus Creek. Mr. Velez seconded. The motion carried unanimously.**

ii. N Pershing Ave

Mr. Pritchard summarized the application. RACY is requesting abandonment of the right-of-way for North Pershing Avenue between West Gas Avenue and the West Branch line of York Railway Co, approximately 378 feet in length and varying in width between 5 and 65 feet. This ROW remains, despite City Council previously approving a subdivision plan for the area known as the Northwest Triangle that included space for a new extension of North Pershing Avenue/West North Street. This proposal clears up this issue and contributes to the proposed improvements to the Codorus Creek.

**ACTION: Ms. Burgos moved to recommend approval of the request to abandon the right-of-way for North Pershing Avenue between West Gas Avenue and the West Branch line of York Railway Co. Mr. Velez seconded. The motion carried unanimously.**

7. Adjournment

Mr. Johnson adjourned the meeting at 7:31 PM.