



York City Planning Commission Meeting Minutes

Monday, September 14, 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 6:39 PM.

2. Roll call

Present: Planning Commission

Michael Johnson, Chair
Matthew Davis, Vice Chair
Chris Velez, Secretary
Kittrell Barnes

Excused absence: Planning Commission

Maribel Burgos
Corey Wolfe

Present: Staff

Mike Pritchard, Planner
Nancy Griffin, Zoning Officer

3. Minutes of the August meeting

ACTION: Mr. Velez moved to approve the minutes as presented. Mr. Barnes seconded. The motion carried unanimously.

4. Committee reports

a. Zoning Hearing Board

Ms. Griffin summarized the Zoning Hearing Board's decision at their August meeting.

5. Unfinished business

The Commission had no unfinished business.

6. New business

ACTION: Mr. Barnes moved to amend the agenda to include a final land development plan submitted by Nutec, on behalf of the White Rose Pickleball Association, for 941 Vander Avenue (Memorial Park). Mr. Davis seconded. Mr. Pritchard noted that the plan was erroneously removed from the agenda and that staff has advertised the plan and notified adjacent property owners within 100' as required by the Subdivision and Land Development Ordinance. **The motion carried unanimously.**

a. Zoning

i. **20-2020-Z-SE** 446 W Hope Ave

Ms. Griffin summarized the appeal. The applicant is seeking a special exception for a community center, associated with the non-profit organization Hope Street Learning Lab, on the property. Staff recommends approval of the request.

Ms. Anne Clark, applicant and Executive Director of Hope Street Learning Lab detailed the proposal for two shipping containers to be converted to hydroponic and aquaponic "learning gardens" for use by Kindergarten through post-secondary students and adults.

Mr. Johnson confirmed with Ms. Clark that the site has existing electrical service.

ACTION: Mr. Davis moved to recommend approval of a special exception for a Community Center, as defined in §1304.1-3.2.2 for the property at 446 West Hope Avenue UN-2 zoning district. Mr. Velez seconded. The motion carried unanimously.

ii. **21-2020-Z-V** 135 Irving Rd

Ms. Griffin summarized the appeal. The applicant is seeking a dimensional variance from the minimum rear setback required in this zone. The applicant plans to build a one-story, two-car garage less than 10 feet from the property line.

The applicant noted that the new garage will mimic the style of the existing home and adjacent garages.

ACTION: Mr. Davis moved to recommend approval of a variance to the minimum rear setback requirement, as defined in Table 1303.9, for the property at 135 Irving Road in the RS-1 zoning district. Mr. Barnes seconded. The motion carried unanimously.

b. Subdivision and land development plans

i. 500 Lincoln St

Mr. Pritchard summarized the plan. Precision Custom Components plans to demolish two existing structures at 500 Lincoln Street and construct a 12,000 square foot building. This plan is a revision to a plan previously approved in 2009. The applicant seeks two waivers: a waiver of the requirement for a preliminary plan and a waiver of the requirement for a traffic summary. The City Engineer and

Planner recommend approval of both. The City Engineer's review included a number of minor comments and revisions to the plan. Staff recommends approval contingent upon the applicant addressing the remaining comments from the City Engineer.

Mr. Johnson and Mr. Chris Beauregard, consulting engineer for the applicant, discussed the geometry of a proposed extension of an existing rail spur on the property.

ACTION: Mr. Davis moved to recommend approval of a waiver of the requirement for a preliminary plan, as stated in §1333.3, for the final land development plan for 500 Lincoln Street. Mr. Velez seconded. The motion carried unanimously.

ACTION: Mr. Davis moved to recommend approval of a waiver of the requirement for a traffic summary, as stated in §1333.7.s, for the final land development plan for 500 Lincoln Street. Mr. Velez seconded. The motion carried unanimously.

ACTION: Mr. Davis moved to recommend approval the final land development plan for 500 Lincoln Street contingent upon the applicant addressing the remaining comments in the City Engineer's review letter. Mr. Velez seconded. The motion carried unanimously.

ii. 941 Vander Ave

Mr. Pritchard summarized the application. The White Rose Pickleball Association is planning to build eight pickleball courts within Memorial Park, a public park owned by the City of York. Mr. Pritchard noted that the applicant intends to alter the stormwater management system prior to City Council action, per consultation with the City Engineer to reduce costs to WRPA. The applicant is seeking a waiver from the requirement for a preliminary plan, of which the City Engineer and Planner recommend approval.

Mr. Ken Swalgin, President of WRPA, gave an overview of the sport and the association. Mr. Davis noted that the city currently has unusable tennis courts because of that sport's reduced popularity. and advised that a plan be developed for the pickleball courts' removal or repurposing in the future.

ACTION: Mr. Davis moved to recommend approval of a waiver of the requirement for a preliminary plan, as stated in §1333.3, for the final land development plan for 941 Vander Avenue. Mr. Velez seconded. The motion carried unanimously.

ACTION: Mr. Davis moved to recommend approval the final land development plan for 941 Vander Avenue contingent upon the applicant addressing the remaining comments in the City Engineer's review letter. Mr. Velez seconded. The motion carried unanimously.

7. Adjournment

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