



## York City Planning Commission Meeting Minutes

Monday, January 11, 2021 – 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 6:38 PM.

### 2. Roll call

**Present: Planning Commission**

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

**Present: Staff**

Mike Pritchard, Planner  
Nancy Griffin, Zoning Officer

**Absent: Planning Commission**

Kittrell Barnes

### 3. Minutes of the December meeting

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

### 4. Committee reports

a. Zoning Hearing Board

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

### 5. Unfinished business

The Commission had no unfinished business.

### 6. New business

a. Zoning

i. **1-2021-Z-V/SE** W Poplar St

Ms. Griffin summarized the appeal. The applicant, Children's Aid Society, is seeking a special exception and variance to allow 16 units in a Group Quarters use on the property as defined in §1304.1-1.4.2.

The applicant informed the Commission that the maximum number of beds permitted by the ordinance (8) is not an efficient use of the property given its size. Further, the proposed group quarters is beneficial to the community. Children's Aid Society provides overnight care for children aged birth to to prevent abuse and other emergency care. CAS receives referrals from the county's Children and Youth staff and directly from parents.

**ACTION: Mr. Davis moved to recommend approval of a variance to 1304.-1-1.4.2 of the Zoning Ordinance to allow 16 units on the property identified as Parcel 09-205-02-0084. Ms. Burgos seconded. The motion carried unanimously.**

**ACTION: Mr. Davis moved to recommend approval of a special exception to group quarters, as defined in §1304.1-1.4.2, on the property identified as Parcel 09-205-02-0084. Ms. Burgos seconded. The motion carried unanimously.**

**b. Subdivision and Land Development Plans**

**i. Subdivision plan for The Homes at Thackston Park Phase II**

Mr. Pritchard summarized the requested waivers for the subdivision plan.

Mr. Joe Gurney, consulting engineer for the applicant, summarized the subdivision plan, land development plan, and associated request to vacate portions of S Newberry St and Stone Ave.

**ACTION: Mr. Velez moved to recommend approval of a waiver of the requirement to submit a preliminary plan, as defined by §1333.03 of the Subdivision and Land Development Ordinance. Mr. Wolfe seconded. The motion carried unanimously.**

**ACTION: Mr. Velez moved to recommend approval of a waiver of the plan scale requirement as defined in §1333.04(a) of the Subdivision and Land Development Ordinance. Mr. Davis seconded. The motion carried unanimously.**

**ACTION: Mr. Velez moved to recommend approval of a waiver to place concrete monuments as defined in §1336.1.a of the Subdivision and Land Development Ordinance. Ms. Burgos seconded. The motion carried unanimously.**

**ACTION: Mr. Velez moved to recommend approval of the combined preliminary/final subdivision plan for The Homes at Thackston Park Phase II. Mr. Davis seconded. The motion carried unanimously.**

**ii. Right-of-way vacation (submitted in conjunction with The Homes at Thackston Park Phase II)**

Mr. Gurney described the location of the vacation request. The submitted land development plan reconfigures internal vehicular movement on the site and this right-of-way is no longer needed.

**ACTION: Mr. Velez moved to recommend approval to vacate approximately 758 linear feet of varying width of South Newberry Street and Stone Avenue between Brooklyn Avenue and West College Avenue. Mr. Davis seconded. The motion carried unanimously.**

iii. **Land development plan for The Homes at Thackston Park Phase II**

Mr. Gurney summarized the proposal to demolish the existing homes on the property and construct new units in a manner and style similar to Phase I on the northern side of West College Avenue.

**ACTION: Mr. Davis moved to recommend approval of a waiver of the requirement to submit a preliminary plan, as defined by §1333.03 of the Subdivision and Land Development Ordinance. Mr. Velez seconded. The motion carried unanimously.**

**ACTION: Mr. Davis moved to recommend approval of a waiver of the plan scale requirement as defined by §1333.04(a) of the Subdivision and Land Development Ordinance. Mr. Wolfe seconded. The motion carried unanimously.**

**ACTION: Mr. Davis moved to recommend approval of the combined preliminary/final land development plan for The Homes at Thackston Park Phase II. Mr. Velez seconded. The motion carried unanimously.**

7. **Adjournment**

The Commission having no other business, Mr. Johnson adjourned the meeting at 7:38 PM.