



York City Planning Commission Meeting Minutes

Monday, March 8, 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 6:37 PM.

2. Roll call

Present: Planning Commission

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

Present: Staff

Mike Pritchard, Planner
Nancy Griffin, Zoning Officer

3. Election of officers

Mr. Johnson passed the gavel to Mr. Davis who called for nominations for Chair. Mr. Davis nominated Mr. Johnson. Mr. Velez seconded. There being no other nominations, **the Board unanimously approved Mr. Johnson as Chair.** Mr. Davis passed the gavel to Mr. Johnson.

Mr. Johnson called for nominations for Vice Chair. Mr. Velez nominated Mr. Davis. Mr. Wolfe seconded. There being no other nominations, **the Board unanimously approved Mr. Davis as Vice Chair.**

Mr. Johnson called for nominations for Secretary. Mr. Wolfe nominated Mr. Velez. Ms. Burgos seconded. There being no other nominations, **the Board unanimously approved Mr. Velez as Secretary.**

4. Minutes of the February meeting

Mr. Johnson noted that Mr. Barnes was absent from the meeting but was incorrectly listed as both absent and present.

ACTION: Mr. Velez moved to approve the minutes with a correction to note Mr. Barnes as absent. Mr. Davis seconded. The motion carried unanimously.

5. Committee reports

a. Zoning Hearing Board

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

b. Traffic Safety Committee

Mr. Pritchard explained the purpose of the Traffic Safety Committee and informed the board he would be bringing relevant issues and decisions to the board's attention at each future meeting.

c. Active Transportation Committee

Mr. Pritchard explained the purpose of the Active Transportation Committee and informed the board he would be bringing relevant discussions to the board's attention at each future meeting.

6. Unfinished business

The Commission had no unfinished business.

Mr. Johnson inquired about the status of the Comprehensive Plan update. Mr. Pritchard said public outreach is temporarily halted due to the inability to meet in-person during the COVID-19 pandemic. Mr. Pritchard expects to resume the work in April/May as immunizations increase and the weather improves for outdoor meetings.

7. New business

a. Zoning

i. **3-2021-Z-V/SE** 518 S Queen St

Ms. Griffin summarized the appeal. The applicants, Darren and Patricia Johnson, are seeking variances and a special exception to allow a rooming house at 518 South Queen Street in the UN-1 zoning district.

Mr. and Mrs. Johnson responded to questions from the Commission. They seek to create a clean, safe, secure, and comfortable home environment for members of the community that are in need.

An apartment building is across the street from the property. Many of the remaining homes in the surrounding area are rentals.

The applicants do not anticipate that many of the prospective tenants would own vehicles.

Mr. Velez asked whether the applicants rented the property as a single family home. Mr. and Mrs. Johnson confirmed. However, they found that their tenants were illegally subletting. The property has been vacant for three months.

ACTION: Ms. Burgos moved to recommend denial of a variance to reduce off-street parking requirement to two spaces (from 4). Mr. Davis seconded. The motion carried unanimously.

ACTION: Mr. Davis moved to recommend denial of a variance to allow the property owner to not live at the property. Mr. Wolfe seconded. Three members voted in the affirmative and three voted in the negative; the Commission makes no recommendation on this issue to the Zoning Hearing Board.

ACTION: Mr. Davis moved to recommend approval of a variance to allow a rental unit smaller than 250 square feet. Ms. Burgos seconded. Mr. Johnson voted in the negative; the remaining members of the Commission voted in the affirmative. The motion carried.

ACTION: Mr. Velez moved to recommend approval of a special exception to permit a rooming house use, as defined in 1304.2-7.17, in the property at 518 South Queen Street in the UN-1 zoning district. Mr. Barnes seconded. Mr. Johnson voted in the negative; the remaining members of the Commission voted in the affirmative. The motion carried.

- b. Introduction of 730 Vogelsong Rd Land Development & Subdivision Plans
Mr. Christopher Beauregard of Nutec Design, consulting engineer for Envirite, discussed the plan, which proposes to construct a drum storage building approximately 12,500 square feet in area, and to combine two lots. Envirite currently stores these drums outdoors. The proposed building will make the storage safer for the environment, neighbors, and workers.

Mr. Pritchard informed the Commission that this plan will return for their final consideration at the April meeting.

8. Adjournment

The Commission having no other business, Mr. Johnson adjourned the meeting at 7:21 PM.