



York City Planning Commission Meeting Minutes

Monday, April 12, 2021 – 6:30 PM

Held via Zoom teleconference

1. Opening

Noting quorum, Vice Chair Matthew Davis called the regular meeting of the York City Planning Commission to order at 6:34 PM.

2. Roll call

Present: Planning Commission

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

Present: Staff

Mike Pritchard, Planner
Nancy Griffin, Zoning Officer

Absent: Planning Commission

Kittrell Barnes

3. Minutes of the April meeting

ACTION: [] moved to approve the minutes. [] 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. Traffic Safety Committee

Mr. Pritchard informed the Commission of York College of Pennsylvania's ongoing discussions with the TSC and the City Engineer regarding the direction of travel in the parking lot in their West Springettsbury Avenue project.

c. Active Transportation Committee

Mr. Pritchard said the ATC is working on a Complete Streets guidebook to aid in the implementation of the Complete Streets policy adopted by Council.

Mr. Pritchard said the ATC is also working on a Walk Friendly Community application.

5. Unfinished business

The Commission had no unfinished business.

6. New business

a. Zoning

i. **4-2021-Z-V** 369 N George St

Ms. Griffin summarized the appeal. The applicant, Keystone Kidspace, is requesting a variance to allow eight signs on the property. The parcel is in the open space zoning district where no signs are permitted by right.

Ms. Jessica Brubaker, Executive Director of Keystone Kidspace, and Mr. Tom Englerth, board member, presented sketches of the location, size, and aesthetic of the proposed signage. None of the signs will be internally illuminated. Mr. Englerth argued that the applicant needs relief from the hardship caused by the age of the building, having been an existing non-conforming use at the time of the zoning ordinance's adoption, and caused by the building's visibility from all four sides.

ACTION: Mr. Davis moved to recommend approval of a variance to 1303.8(A) to allow eight signs at 369 North George Street in the open space zoning district. Ms. Burgos seconded. The motion carried unanimously.

ii. **5-2021-V/SE** 688 E Philadelphia St

Ms. Griffin summarized the appeal. The applicant, Mr. Duane Greer Jr, is requesting a special exception to allow a multi-family use (conversion from a different use) and three variances: from the use definition; from the maximum number of units permitted on the property; and from the provision that the building must be vacant for two years before conversion.

Mr. Greer said he purchased the property in December of 2020, and the property was advertised for sale as a duplex. The property includes two electric meters, two water meters, two kitchens, and multiple bathrooms.

Ms. Griffin told the Commission that the previous owner requested a Zoning Determination Report in 2018, following which the previous owner illegally operated the property as a rooming house. The Bureau of Permits, Planning, and Zoning then condemned the property for this reason. The previous owner complied with the requirement to cease and desist within 30 days, then listed the property as a duplex.

ACTION: Mr. Davis moved to recommend approval of a variance to the definition of multi-family conversion from a different use in 1304.1-1.2.2 for the property at 688 East Philadelphia Street in the UN-2 zoning district. Ms. Burgos seconded. The motion carried unanimously.

ACTION: Mr. Davis moved to recommend approval of a variance to allow two units on the property at 688 East Philadelphia Street in the UN-2 zoning district. Ms. Burgos seconded. The motion carried unanimously.

ACTION: Mr. Davis moved to recommend approval of a variance to the special exception provision that the building must be vacant for two years for the property at 688 East Philadelphia Street in the UN-2 zoning district. Ms. Burgos seconded. The motion carried unanimously.

ACTION: Mr. Davis moved to recommend approval of a special exception to allow a multi-family use (conversion from a different use), as defined in 1304.1-1.2.2, for the property at 688 East Philadelphia Street in the UN-2 zoning district. Ms. Burgos seconded. The motion carried unanimously.

iii. **6-2021-Z-V** 475 W Philadelphia St & 145 N Hartley St

Ms. Griffin summarized the application. The applicant, Peel & Company, is requesting a use variance and a number of design-related variances associated with their proposal to construct 98 multi-family units on the properties.

Mr. Eric Peel, owner of Peel & Company, Mr. John Baranski, attorney for the applicant, and Mr. Harrison Bink, consulting architect for the applicant, reviewed the preliminary design for the property. Contingent upon approval of the requested variances, the applicant intends to combine the two existing parcels, demolish the rear building at 145 N Hartley St, construct new multi-family units on the demolished property, and renovate the existing property at 475 W Philadelphia as multi-family units.

ACTION: Following discussion and amendment, Mr. Davis moved to recommend approval of a variance to 1303.8(a) to allow multi-family dwellings (conversion from a different use) on the properties at 475 West Philadelphia Street and 145 North Hartley Street in the EC zoning district. Ms. Burgos seconded. The motion carried unanimously.

ACTION: Following discussion and amendment, Mr. Davis moved to recommend approval of: a variance to the provisions relating to alterations facing a public street, as defined in 1304.1-1.2.2.b.2; a variance to the minimum parking requirements defined in 1304.1-1.2.2.d; a variance to the setback requirement defined in 1303.14; a variance to the impervious requirement defined in 1303.14; and a variance to the open area requirement defined in 1303.14 for the properties at 475 West Philadelphia Street and 145 North Hartley Street in the EC zoning district. Mr. Velez seconded. The motion carried unanimously.

ACTION: Following discussion and amendment, Mr. Davis moved to recommend approval of: a variance to the general layout design standards of private parking areas as defined in 1309.3.a.3; a variance to the size of parking requirement as defined in 1309.3.b; a variance to the setback requirements of parking areas as defined in 1309.3.h.2; a variance to the screening requirements of parking areas as defined in 1309.3.i; and a variance to the interior landscaping requirements of parking areas as defined in 1309.3.1 for the properties at 475 West Philadelphia Street and 145 North Hartley Street in the EC zoning district. Mr. Velez seconded. The motion carried unanimously.

b. Street abandonment

i. **W Maple St**

Mr. Pritchard summarized the request from Mr. Ras Dean to abandon a portion of Lake Avenue between South Newberry Street and Kings Mill Road as part of a forthcoming redevelopment project. The City Traffic Safety Committee has reviewed this request and recommends approval.

ACTION: Mr. Davis moved to recommend approval of the request to abandon a right-of-way on Lake Avenue between South Newberry Street and Kings Mill Road, being approximately 220 feet in length and 20 feet in width. Mr. Velez seconded. The motion carried unanimously.

c. Subdivision and land development plans

i. **Logos Academy Upper School**

Mr. Pritchard summarized the plan. Due to changes in scheduling and phasing, the City Engineer and City Planner required Logos Academy to resubmit a new plan for the plan to construct an Upper School at 255 West King Street.

Mr. Brian Platania and Mr. Aaron Anderson of Logos Academy and Mr. Robert Sandmeyer of Site Design Concepts gave a brief description of the new plan and the changes in phasing.

ACTION: Mr. Davis moved to recommend approval of a waiver to the requirement to submit a preliminary plan prior to submitting a final plan (1333.3) for the land development plan at 255 West King Street. Mr. Wolfe seconded. The motion carried unanimously.

ACTION: Mr. Davis moved to recommend approval of a waiver to install street lighting along public streets (1336.11) for the land development plan at 255 West King Street. Mr. Wolfe seconded. The motion carried unanimously.

ACTION: Mr. Davis moved to recommend approval of the final land development plan for 255 West King Street contingent upon the applicant addressing the remaining comments from the City Engineer's review letter. Mr. Wolfe seconded. The motion carried unanimously.

d. Open forum

i. **Meeting format for May**

Following discussion, the Commission directed staff to determine the options for a hybrid approach to the May meeting, with some Commissioners meeting in-person and some meeting via teleconference.

ii. **Comprehensive plan**

Mr. Pritchard outlined the updated schedule for updating the comprehensive plan, the zoning ordinance and the subdivision and land development ordinance during 2021. Public meetings will resume in May. The zoning ordinance and SALDO updates will begin in the summer. Staff intends

to have a draft comprehensive plan to City Council in the fall and draft updates of the zoning ordinance and SALDO to City Council by the end of 2021.

7. Adjournment

The Commission having no other business, Mr. Johnson adjourned the meeting at 8:32 PM.