



York City Planning Commission Meeting Minutes

Monday, June 14, 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 6:32 PM.

2. Roll call

Present: Planning Commission

Michael Johnson, Chair
Chris Velez, Secretary
Kittrell Barnes
Corey Wolfe

Present: Staff

Mike Pritchard, Planner
Nancy Griffin, Zoning Officer

Absent: Planning Commission

Matthew Davis, Vice Chair
Maribel Burgos

3. Minutes of the May meeting

ACTION: Mr. Velez moved to approve the minutes. 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 May meeting.
- b. Traffic Safety Committee
No report
- c. Active Transportation Committee
No report
- d. Blight Task Force
No report
- e. Comprehensive Plan Update
Mr. Pritchard said staff is planning a series of public meetings to be advertised in the coming weeks.

5. Unfinished business

The Commission had no unfinished business.

6. New business

a. Subdivision and land development

i. US Ecology/Envirite

Following discussion, the Commission took the following actions.

Mr. Wolfe moved to recommend approval of a waiver of the requirement for sidewalks (Section 1336.3), except as shown, for a land development plan for 730 Vogelsong Rd. Mr. Velez seconded. The motion carried unanimously.

Mr. Wolfe moved to recommend approval of a waiver relating to stormwater volume control credits (Section 937.4) for a final land development plan for 730 Vogelsong Rd. Mr. Velez seconded. The motion carried unanimously.

ii. Foundry Lofts

Mr. Pritchard recommended the Planning Commission table the reviews of a final land development plan and a final subdivision plan for 475 W Philadelphia St and 145 N Hartley St due to the number of outstanding comments from the City Engineer.

Mr. Barnes moved to table review of the final subdivision plan for 475 W Philadelphia St and 145 N Hartley St until the Commission's meeting on July 12, 2021, pending a revised submission. Mr. Velez seconded. The motion carried unanimously.

Mr. Barnes moved to table review of the final land development plan for 475 W Philadelphia St and 145 N Hartley St until the Commission's meeting on July 12, 2021, pending a revised submission. Mr. Wolfe seconded. The motion carried unanimously.

b. Zoning

i. Case 11-2021-Z-V | 890 E Boundary Ave

The applicant, Mr. Michael Potera, requests a variance to the Zoning Ordinance's minimum setback requirement to permit the construction of a detached garage to the rear of the property, due to the property's size and shape.

Mr. Wolfe moved to recommend approval of a variance to the minimum setback requirement defined in Table 1303.9, for the property at 890 E Boundary Ave. Mr. Velez seconded. The motion carried unanimously.

ii. Case 12-2021-Z-V/SE | 154 W Jackson St

The applicant, Ms. Beverly Campbell, intends to convert a single-family home a rooming house. In addition to a special exception to permit the use, this proposal requires variances to the following provisions: that the property include four off-street parking spaces; that the rooming house be owner-occupied; and that each room be larger than 250 square feet. Following discussion, the Board took the following actions.

Mr. Barnes moved to recommend denial of a variance to reduce the minimum number of off-street parking spaces, as required by 1304.2-7.17, from four to one for the property at 154 W Jackson St. Mr. Velez seconded. The motion carried unanimously.

Mr. Barnes moved to recommend denial of a variance to waive the requirement that a rooming house at 154 W Jackson St be owner-occupied, as required by 1304.2-7.17 St. Mr. Wolfe seconded. The motion carried unanimously.

Mr. Barnes moved to recommend approval of a variance to allow a rental room smaller than 250 square feet, as required by 1304.2-7.17, in the property at 154 W Jackson St. Mr. Velez seconded. Mr. Johnson voted in the negative. Mr. Velez, Mr. Barnes, and Mr. Wolfe voted in the affirmative. **The motion carried 3-1.**

Mr. Barnes moved to recommend denial of a special exception to allow a rooming house use, as defined in 1304.2-7.17, at 154 W Jackson St. Mr. Velez seconded. The motion carried unanimously.

7. Adjournment

The Commission having no other business, Mr. Johnson adjourned the meeting at 7:27 PM.