



York City Planning Commission Meeting Minutes

Monday, July 12, 2021 – 6:30 PM

Council Chambers, City Hall (101 S George St, York PA 17401)

1. Opening

Noting quorum, Chair Michael Johnson called the regular meeting of the York City Planning Commission to order at 6:35 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
Sharee McFadden, Blight Coordinator

Excused absences: Planning Commission

Maribel Burgos

3. Minutes of the June meeting

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

4. Committee reports

a. Zoning Hearing Board

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

b. Comprehensive Plan Update

Mr. Pritchard said staff is planning a series of public meetings to be advertised in the coming weeks.

5. Unfinished business

a. Subdivision and land development

i. Foundry Lofts subdivision and land development plans

Mr. Davis moved to remove from the table the land development plan and subdivision plan for Foundry Lofts. Mr. Barnes seconded. The motion carried unanimously.

Following a brief introduction by Mr. Eric Peel of Peel and Co., the applicant, **Mr. Davis moved to recommend approval of a request to allow a combined preliminary and final subdivision plan for 475 West Philadelphia Street and 145 North Hartley Street. Mr. Wolfe seconded. The motion carried unanimously.**

Mr. Davis moved to recommend approval of a combined preliminary/final subdivision plan for 475 West Philadelphia Street and 145 North Hartley Street. Mr. Barnes seconded. The motion carried unanimously.

Mr. Barnes moved to recommend approval of a request to waive the requirement for recreational space described in section 1336.10 for the land development plan for 475 West Philadelphia Street and 145 North Hartley Street. Mr. Velez seconded. The motion carried unanimously.

Mr. Wolfe moved to recommend approval of a request to waive the requirement for sidewalks along Gas Avenue described in section 1336.03 for the land development plan for 475 West Philadelphia Street and 145 North Hartley Street. Mr. Velez seconded. The motion carried unanimously.

Mr. Wolfe moved to recommend approval of a request to allow a combined preliminary and final plan for 475 West Philadelphia Street and 145 North Hartley Street. Mr. Davis seconded. The motion carried unanimously.

Mr. Wolfe moved to recommend approval of a combined preliminary and final land development plan for 475 West Philadelphia Street and 145 North Hartley Street. Mr. Davis seconded. The motion carried unanimously.

6. New business

a. Blighted property consideration

- i. Based upon the recommendation of staff, **Mr. Davis moved to table for one month the consideration of 351 South Penn Street. Mr Velez seconded. The motion carried unanimously.**

b. Street right-of-way vacation

- i. Following discussion with Ms. Katelyn Rohrbaugh representing the applicant, **Mr. Davis moved to recommend approval of a request to vacate an unnamed right-of-way between East Clarke Avenue and East Philadelphia Street approximately 69 feet in length and 10 feet in width.**

c. Subdivision and land development plans

i. 500 Lincoln St

Following discussion with the consulting engineer, **Mr. Barnes moved to recommend approval of a request to allow a combined preliminary and final subdivision plan for 500 Lincoln Street. Mr. Davis seconded. The motion carried unanimously. Mr. Barnes moved to recommend approval of a combined preliminary/final subdivision plan for 500 Lincoln Street. Mr. Davis seconded. The motion carried unanimously.**

- ii. York College Knowledge Park
Following a brief presentation by the applicant, **Mr. Davis moved to recommend approval of a request to allow a combined preliminary and final land development plan for 427 Kings Mill Road. Mr. Barnes seconded. The motion carried unanimously.**

Mr. Davis moved to recommend approval of a request to modify the definition of existing dominant land use cover under section 936.1.ae for the land development plan at 427 Kings Mill Road. Mr. Barnes seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of a combined preliminary/final land development plan for 427 Kings Mill Road. Mr. Barnes seconded. The motion carried unanimously.

d. Zoning appeals

- i. 13-2021-Z-V | 36 E Maple St
Following a brief presentation by the applicant, **Mr. Wolfe moved to recommend approval of a variance to permit a communication transmitting and receiving facility, as defined in section 1304.1-6.1.3, on a new utility pole at 36 East Maple Street in the UN-2 zoning district. Mr. Velez seconded. The motion carried unanimously.**

- ii. 14-2021-Z-V | 373 W Market St
The applicant, Mr. Mustafa Jamison, presented the following:
- Mr. Jamison purchased the property from LifePath in February 2020.
 - Mr. Jamison intends to use the property to help individuals that need assistance with employment
 - Mr. Jamison plans to have living space for rent on all three floors, with a kitchen and common space on each floor
 - Mr. Jamison will have an office on the first floor to be occupied Monday through Friday, approximately 9:00 AM to 4:30 PM. Mr. Jamison lives in York City and is available for any issues that may arise. He intends to ask LifePath for assistance in monitoring the property when he or other staff are not present.

Ms. Mandy Arnold, of GAVIN Advertising and the Downtown Inc Board of Directors, Mr. Craig Wolf of the Y Community Development, Mr. Dylan Bauer of RSDC, and Mr. Jim Tyson of Friends and Neighbors of Pennsylvania, voiced their opposition and concerns with the proposal, namely:

- That the property is within the Business Improvement District and the Central Business District, the goals of which include maintaining foot traffic to businesses, creating jobs, and increasing the tax base.
- That the residential market is doing well and that this property could be sold or rented as multi-unit or single-family housing

- That the proposal lacks a concrete plan for assisting individuals living in the property, and the lack of “wraparound” services
- That the proposal does not separate men, women, and children
- That rooming houses, generally, do not have a good reputation

Ms. Joyce Santiago of Affordable Housing Advocates, owner of the nearby Dutch Kitchen, said that that property has 59 rooms for rent and is only staffed during the day. Ms. Santiago called the Board’s attention to the housing shortage nationwide and the impending end of the COVID-19 eviction moratorium. In response to concerns raised by others, Ms. Santiago noted that the Dutch Kitchen property does not have “wraparound” services, and questioned the overall effect of three additional units in an area with more than 250 exiting beds for people experiencing homelessness.

Mr. Barnes moved to recommend approval of a variance to allow the property owner of 373 West Market Street to not live at the property, as required by provisions of the rooming house use in section 1304.2-7.17. Mr. Velez seconded. Mr. Velez, Mr. Barnes, and Mr. Wolfe voted in the affirmative. Mr. Johnson and Mr. Davis voted in the negative. **The motion carried, 3-2.**

Mr. Wolfe moved to recommend approval of a variance to allow a rented room at 373 West Market Street to be smaller than the minimum of 250 square feet required by section 1304.2-7.17. Mr. Velez seconded. Mr. Velez, Mr. Davis, and Mr. Wolfe voted in the affirmative. Mr. Johnson and Mr. Barnes voted in the negative. **The motion carried, 3-2.**

Mr. Velez moved to recommend approval of a variance to allow a rooming house, as defined in section 1304.2-7.17, at 373 West Market Street in the CBD zoning district. The motion failed, lacking a second.

Mr. Davis moved to recommend denial of a variance to allow a rooming house, as defined in section 1304.2-7.17, at 373 West Market Street in the CBD zoning district. Mr. Barnes seconded. Mr. Johnson and Mr. Davis voted in the affirmative. Mr. Velez, Mr. Barnes, and Mr. Wolfe voted in the negative. **The motion failed, 2-3. Therefore, the Planning Commission gave no recommendation to the Zoning Hearing Board on this matter.**

iii. 15-2021-Z-V | 29 S Queen St

Ms. Teresa Johnescu, the applicant, summarized the proposal, which includes converting the property to four units. Mr. Bauer noted his support of the proposal as the former property owner.

Mr. Velez moved to recommend approval of a variance to allow one additional unit, for a total of four units, at the property at 29 South Queen Street in the UN-2 zoning district. Mr. Wolfe seconded. The motion carried unanimously.

iv. 16-2021-Z-V | 480-486 W Philadelphia St

Mr. Mellor, attorney for the applicant, Mr. Peel, said that this application for a parking lot is the result of negotiation with a neighborhood objector to a previous zoning appeal for the Foundry Lofts project.

The Board and Mr. Peel discussed logistical options for ensuring the lot will be used by Foundry Lofts tenants, and concerns about losing parking spaces on Hartley St.

Mr. Bauer noted his support for this proposal.

Mr. Davis moved to recommend approval of a variance to allow the total impervious surface to exceed 75% of the area for the properties at 480-486 West Philadelphia St. Mr. Velez seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of a variance to allow a surface parking lot, as defined in section 1304.1-5.2.2, at 480-486 West Philadelphia Street. Mr. Wolfe seconded. The motion carried unanimously.

7. Adjournment

The Commission having no other business, Mr. Johnson adjourned the meeting at 8:50 PM.