



York City Planning Commission Meeting Minutes

Monday, October 11 – 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 6:30 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, Economic Development and
Blight Specialist

Excused absences: Planning Commission

Maribel Burgos

3. Minutes of the September meeting

ACTION: Mr. Davis moved to table approval of the September meeting minutes. Mr. Barnes seconded. The motion carried unanimously.

4. Committee reports

a. Zoning Hearing Board

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

b. Comprehensive Plan Update

Mr. Pritchard said the workshops for the plan's goals will be held from October 20 to November 11. Flyers and other materials are available.

5. Unfinished business

a. 18-2021-Z-V/SE | 717 Linden Ave

Following a discussion with the applicant, the Commission took the following actions.

Mr. Davis moved to recommend approval of a variance to the definition of a multi-family conversion from a different use, as found in section 1304.1-1.2.2, for the property at 717 Linden Avenue in the RS-2 zoning district. Mr. Velez seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of a variance to waive the requirement found in section 1304.1-1.2.2 for three off-street parking spaces for the property at 717 Linden Avenue in the RS-2 zoning district. Mr. Wolfe seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of a variance to the special exception provision found in section 1304.1-1.2.2 that the building must have been vacant for two years for the property at 717 Linden Avenue in the RS-2 zoning district. Mr. Wolfe seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of a special exception to allow a multi-family use (conversion from a different use), as defined in section 1304.1-1.2.2, in the property at 717 Linden Avenue in the RS-2 zoning district. Mr. Velez seconded. The motion carried unanimously.

6. New business

a. Blighted property considerations

Ms. McFadden gave an overview of the Blight Task Force's findings on each of the following properties.

i. 175 Lincoln St

Mr. Davis moved to certify and declare the property at 175 Lincoln St as blighted. Mr. Barnes seconded. The motion carried unanimously.

ii. 336 N Beaver St

Mr. Barnes moved to certify and declare the property at 336 N Beaver St as blighted. Mr. Wolfe seconded. The motion carried unanimously.

iii. 505 S George St

Following staff recommendation, **Mr. Davis moved to table the consideration of 505 S George St. Mr. Velez seconded. The motion carried unanimously.**

iv. 411 W King St

Mr. Barnes moved to certify and declare the property at 336 N Beaver St as blighted. Mr. Wolfe seconded. The motion carried unanimously.

v. 243-245 W Market St

Following staff recommendation, **Mr. Davis moved to table the consideration of 243-245 W Market St. Mr. Barnes seconded. The motion carried unanimously.**

b. Zoning appeals

▪ **30-2021-Z-V | 820 Calvert St**

Following discussion, **Mr. Velez** moved to recommend approval of a variance to the minimum rear and side setback requirements, as defined in Table 1303.9, to allow a shed fewer than ten feet from the property line at 820 Calvert Street in the RS-2 zoning district. **Mr. Davis** seconded. The motion carried unanimously.

▪ **31-2021-Z-V | 348 S Duke St**

Following discussion, the Commission took the following actions:

Mr. Davis moved to recommend approval of a variance to the minimum size of a rental room, as defined in section 1304.2-7.17, for the property at 348 South Duke Street in the UN-2 zoning district. **Mr. Wolfe** seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of a variance to waive the requirement for off-street parking spaces found in section 1304.2-7.17 for the property at 348 South Duke Street in the UN-2 zoning district. **Mr. Wolfe** seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of a variance to allow a rooming house use, as defined in section 1304.2-7.17 at the property at 348 South Duke Street in the UN-2 zoning district, contingent upon the variance expiring upon sale of the property. **Mr. Velez** seconded. The motion carried unanimously.

▪ **32-2021-Z-V | 222 W Jackson St**

Following discussion, the Commission took the following actions:

Mr. Davis moved to recommend approval of a variance to the definition of a multi-family conversion from a different use, as found in section 1304.1-1.2.2, for the property at 222 West Jackson Street in the MUI-2 zoning district. **Mr. Barnes** seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of a variance to section 1304.1-1.2.2 to allow two units in the property at 222 West Jackson Street in the MUI-2 zoning district. **Mr. Velez** seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of a variance to the special exception provision found in section 1304.1-1.2.2 that the building must have been vacant for two years for the property at 222 West Jackson Street in the MUI-2 zoning district. **Mr. Velez** seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of a special exception to allow a multi-family use (conversion from a different use), as defined in section 1304.1-1.2.2, in the property at 222 West Jackson Street in the MUI2 zoning district. **Mr. Velez** seconded. The motion carried unanimously.

▪ **33-2021-Z-V | 43-45 W Market St**

Following discussion, **Mr. Davis moved to recommend approval of a variance to allow 31 apartments at 43-45 West Market Street in the CBD zoning district. Mr. Barnes seconded.** Mr. Johnson, Mr. Davis, Mr. Barnes, and Mr. Wolfe voted in the affirmative. Mr. Velez vote in the negative. The motion carried 4-1.

c. Subdivision and land development plans

i. **480-486 W Philadelphia St land development plan**

Following a brief discussion of the plan, **Mr. Davis moved to recommend approval of a waiver of the requirement for separate preliminary and final plans, as listed in section 1333.3(a), for the land development plan for 480-486 West Philadelphia Street. Mr. Velez seconded. The motion carried unanimously.**

Mr. Davis moved to recommend approval of the preliminary/final land development plan for 480-486 West Philadelphia Street, contingent upon the applicant addressing the remaining comments in the City Engineer’s review. Mr. Velez seconded. The motion carried unanimously.

ii. **139-141 S Duke St subdivision plan**

Mr. Barnes recused himself from the discussion of this plan because it involves parcels currently owned by the City of York/the General Authority, by whom Mr. Barnes is employed.

Following a brief discussion of the plan, **Mr. Davis moved to recommend approval of a waiver of the requirement for separate preliminary and final plans, as listed in section 1333.3(a), for the subdivision plan for 139-141 South Duke Street. Mr. Velez seconded. The motion carried 4-0.**

Mr. Davis moved to recommend approval of the preliminary/final subdivision plan for 139-141 South Duke Street contingent upon the applicant addressing the remaining comments in the City Engineer’s review. Mr. Velez seconded. The motion carried 4-0.

iii. **139-141 S Duke St land development plan**

Mr. Barnes recused himself from the discussion of this plan because it involves parcels currently owned by the City of York/the General Authority, by whom Mr. Barnes is employed.

Following a brief discussion of the plan, **Mr. Velez moved to recommend approval of a waiver of the requirement for separate preliminary and final plans, as listed in section 1333.3(a), for the land development plan for 139-141 South Duke Street. Mr. Wolfe seconded. The motion carried 4-0.**

Mr. Velez moved to recommend approval of the preliminary/final land development plan for 139-141 South Duke Street contingent upon the applicant addressing the remaining comments in the City Engineer’s review. Mr. Wolfe seconded. The motion carried 4-0.

iv. 900 S George St subdivision plan

Following a brief discussion of the plan, **Mr. Davis moved to recommend approval of a waiver of the requirement for separate preliminary and final plans, as listed in section 1333.3(a), for the subdivision plan for 900 South George Street. Mr. Barnes seconded. The motion carried unanimously.**

Mr. Davis moved to recommend approval of the preliminary/final subdivision plan for 900 South George Street contingent upon the applicant addressing the remaining comments in the City Engineer’s review. Mr. Barnes seconded. The motion carried unanimously.

v. 121 S Beaver St subdivision plan

Following a brief discussion of the plan, **Mr. Davis moved to recommend approval of a waiver of the requirement for separate preliminary and final plans, as listed in section 1333.3(a), for the subdivision plan for 121 South Beaver Street. Mr. Barnes seconded. The motion carried unanimously.**

Mr. Davis moved to recommend approval of the preliminary/final subdivision plan for 121 South Beaver Street contingent upon the applicant addressing the remaining comments in the City Engineer’s review. Mr. Barnes seconded. The motion carried unanimously.

a. Open forum

The Commission revisited a discussion of the Short-term Rental Property Committee and the follow-up tasks from that committee meeting, namely, recommendations from the City Solicitor and Building Codes Official. The Commission directed staff to report on those recommendations at the Planning Commission’s November meeting.

7. Adjournment

The Commission having no other business, Mr. Johnson adjourned the meeting at 8:38 PM.