



York City Planning Commission Meeting Minutes

Monday, November 8 – 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

Present: Staff

Mike Pritchard, Planner
Nancy Griffin, Zoning Officer
Nona Watson, Director of DECD

Excused absences: Planning Commission

Maribel Burgos, Corey Wolfe

3. Minutes of previous meetings

Mr. Davis moved to approve the September meeting minutes. Mr. Barnes seconded. The motion carried unanimously.

Mr. Davis moved to approve the October 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 October meeting.

b. Comprehensive Plan Update

Mr. Pritchard summarized the work completed at the comprehensive plan workshops. The final workshop will be held on November 11, 2021.

5. Unfinished business

a. Blighted property considerations

i. 505 S George St

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

ii. 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.**

6. New business

a. Zoning appeals

▪ **34-2021-Z-V/SE | 329 S Sherman St**

Ms. Devon Myers, Mr. Scott Reinecker, and Mr. John Shaffer summarized the appeal. On the parcel are two structures, a leased single-family home, and a two-unit structure. Mr. Reinecker and Mr. Shaffer purchased the parcel with the understanding that the duplex was legally licensed as such. City staff determined that this was not the case.

Mr. Davis moved to recommend approval of a variance to the definition of multi-family (conversion from a different use) found in section 1304.1-1.2.2, to include conversion of a single-family home for the property at 329 South Sherman Street in the RS-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 property must be vacant for more than two years for the property at 329 South Sherman Street in the RS-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, as defined in section 1304.1-1.2.2, at 329 South Sherman Street in the RS-2 zoning district. Mr. Velez seconded. The motion carried unanimously.

▪ **35-2021-Z-SE | 819 W Princess St**

Ms. Brenny Lora Paniagua summarized the appeal. Ms. Paniagua wishes to operate a tax office in her home by appointment only. Ms. Paniagua estimates 6-8 customers per day, but no more than one customer at one time.

Following discussion and amendment, Mr. Davis moved to recommend approval of a special exception to allow a home occupation use, as defined in section 1304.2-7.11, at 819 W Princess St. Mr. Barnes seconded. The motion carried unanimously.

- **36-2021-Z-V/SE | 263 E Market St**

Mr. Joseph Musso, a consultant for the applicant, summarized the appeal. The property has been vacant since December 2020. The applicant, Mr. Michael LoPiccolo, wishes to convert the property, which is currently mixed-use, to strictly multi-family use. Mr. Musso reflected upon the work-from-home trends observed during and following the COVID-19 pandemic.

Mr. Nate Resh, a commercial realtor, confirmed the difficulty in leasing commercial spaces.

Mr. Davis moved to recommend approval of a variance to the definition of multi-family (conversion from a different use) found in section 1304.1-1.2.2, to include conversion of an “apartment combined with commercial” use for the property at 263 East Market Street in the UN-2 zoning district. Mr. Barnes seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval/denial of a variance to the maximum density allowed by section 1304.1-1.2.2, to allow a total of six housing units at 263 East Market Street in the UN-2 zoning district. Mr. Barnes 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 property must be vacant for more than two years for the property at 263 East Market Street in the UN-2 zoning district. Mr. Barnes seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of a special exception to allow a multi-family use, as defined in section 1304.1-1.2.2, at 263 East Market Street in the UN-2 zoning district. Mr. Barnes seconded. The motion carried unanimously.

- b. Subdivision and land development plans

- **York County History Center Subdivision Plan**

Following discussion with Mr. Tom Englerth, the consulting engineer for the applicant, **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 North Pershing Avenue. Mr. Barnes seconded. The motion carried unanimously.**

Mr. Davis moved to recommend approval of the preliminary/final subdivision plan for 121 North Pershing Avenue contingent upon the applicant addressing all remaining comments from the City Engineer’s review. Mr. Barnes seconded. The motion carried unanimously.

- **York County History Center Land Development Plan**

Mr. Englerth discussed the major changes to the property proposed. The plan would construct a connecting building between the two existing structures of approximately 4700

SF. Mr. Englerth also addressed concerns about the ability of school buses and other large vehicles to traverse the proposed drive/parking area.

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 121 North Pershing Avenue. Mr. Barnes seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of the preliminary/final land development plan for 121 North Pershing Avenue contingent upon the applicant addressing all remaining comments from the City Engineer's review. Mr. Barnes seconded. The motion carried unanimously.

c. Open forum

7. Adjournment

The Commission having no other business, Mr. Johnson adjourned the meeting at 7:17 PM.

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