York City Planning Commission Agenda

Monday, November 8, 2021, at 6:30 PM

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

1. Roll call (Johnson, Davis, Velez, Barnes, Burgos, Wolfe)
2. Minutes of the October Planning Commission meeting
3. Committee reports
   1. Zoning Hearing Board
   2. Comprehensive Plan
4. Unfinished business
   1. Blighted properties
5. **505 S George St** Tabled at the October meeting; staff recommends tabling for another 30 days
6. **243-245 W Market St** Tabled at the October meeting; staff recommends tabling for another 30 days
7. New business
   1. Zoning appeals
8. **34-2021-Z-V/SE | 329 S Sherman St**Move to recommend [approval/denial] 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.

Move to recommend [approval/denial] 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.

Move to recommend [approval/denial] 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.

1. **35-2021-Z-SE | 819 W Princess St**Move to recommend [approval/denial] of a special exception to allow a home occupation use, as defined in section 1304.2-7.11, at 819 W Princess St
2. **36-2021-Z-V/SE | 263 E Market St**Move to recommend [approval/denial] 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.

Move 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.

Move to recommend [approval/denial] 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.

Move to recommend [approval/denial] 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.

* 1. Subdivision and land development plans
     1. **York County History Center Subdivision Plan**

Move to recommend [approval/denial] 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.

Move to recommend [approval/denial] of the preliminary/final subdivision plan for 121 North Pershing Avenue.

* + 1. **York County History Center Land Development Plan**

Move to recommend [approval/denial] 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.

Move to recommend [approval/denial] of the preliminary/final land development plan for 121 North Pershing Avenue.

* 1. Open forum

1. Adjournment