



York City Planning Commission Meeting Minutes

Monday, December 13 – 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 6:40 PM.

2. Roll call

Present: Planning Commission

Michael Johnson, Chair
Matthew Davis, Vice Chair
Chris Velez, Secretary
Kittrell Barnes

Present: Staff

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 amend the minutes to correct the date of the meeting and approve as such. 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 November meeting.

b. Comprehensive Plan Update

A draft of the Comprehensive Plan's goals, objectives, problem statements, and actions is available for public comment at bit.ly/PlanYork

5. Unfinished business

a. Blighted property considerations

- i. 505 S George St (Tabled)
- ii. 243-245 W Market St (Tabled)

6. New business

a. Zoning appeals

▪ **37-2021-Z-V/SE | 900 W College Ave**

The applicant, Ms. Grace Abrantes, summarized the appeal. She purchased the property approximately a year and a half ago to help transition her mother and aunt. Mr. Johnson asked whether the property was a single-family home at that time. Ms. Abrantes stated it was already a three-unit.

Mr. Barnes asked if utilities were already separated. Ms. Abrantes replied that only the electric service is separated.

Mr. Johnson asked if this property was previously multi-family. Ms. Griffin replied that a bar was previously on the first floor. Someone then purchased the building and converted it to three units but never licensed it and had it inspected accordingly.

Mr. Richard Miller noted his support of the appeal.

Following discussion, 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 900 W. College Ave in the UN2 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 300 W. College Ave in the UN2 zoning district. Mr. Barnes seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of a variance to allow 3 dwelling units for the property located at 300 W. College Ave. Mr. Barnes seconded. The motion carried unanimously.

Mr. Davis moved to recommend approval of a variance to reduce the number of parking spaces at 900 W. Colleg Ave. 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 900 W. College Ave. in the UN2 zoning district. Mr. Velez seconded. The motion carried unanimously.

- **38-2021-Z-SE | 471 Madison Ave**

Ms. Griffin clarified an error in the ownership information included in the staff review of the appeal; Mr. Henry Boulding is the owner.

Ms. Pritchard summarized the appeal. Ms. Pritchard wishes to operate a neighborhood public service/notary office in Boulding Mortuary by appointment only. No more than one customer at a time will meet with Ms. Pritchard. Accommodations of her office space on the first floor will be made for those who can not make it to the second floor. Ms. Pritchard is currently operating as the notary for the funeral home but would like to extend her business to the public.

Following discussion, Mr. Davis moved to recommend approval of a special exception to allow a neighborhood public service office/notary use, as defined in section 1304.01.4.09.005, at 471 Madison Ave. Mr. Barnes seconded. The motion carried unanimously.

- **39-2021-Z-V | 654 Lincoln St**

Ms. Carol Hancock, the owner and applicant, summarized the appeal. The property is a crematory. Ms. Hancock wishes to add a pole building extension to the property, which can not meet the side and rear setbacks in the EC zoning district because of the shape of the parcel.

Mr. Kittrell moved to recommend approval of a variance to the minimum rear and side setbacks as defined in Section 1303.14 for the property located at 654 Lincoln St. in the EC zoning district. Mr. Velez seconded. The motion carried unanimously.

- **40-2021-Z-V | 238 E. Philadelphia St**

Because of the applicant's absence, Mr. Davis moved to table case 40-2021-Z-V until the Planning Commission's regularly scheduled meeting on January 10, 2022. Mr. Barnes seconded. The motion carried unanimously.

- b. Subdivision and land development plans

- i. **320 North George Street Subdivision**

Mr. Joe Stein and Mr. Matt Kinney, both of Warehaus, presented the subdivision plan.

Mr. Barnes 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 320 North George St. Mr. Velez seconded. The motion carried unanimously.

Mr. Barnes moved to recommend approval of a waiver to allow the use of survey nails or drill holes in place of concrete, stone, iron pipe, or steel bar, as required by section 1336.1(A), where existing site features would be disturbed for 320 North George St. Mr. Velez seconded. The motion carried unanimously.

Mr. Barnes moved to recommend approval of a waiver of the requirement to provide names and addresses of property owners within 200 feet found in section 1333.7(M) for 320 North George St. Mr. Velez seconded. The motion carried unanimously.

Mr. Barnes moved to recommend approval of a request to submit a written statement describing traffic in lieu of the summary required by 1333.7(N) for 320 North George St. Mr. Velez seconded. The motion carried unanimously.

Mr. Barnes moved to recommend approval of a waiver a request to recommend approval of the preliminary/final subdivision plan for 320 North George Street as submitted, contingent upon the applicant addressing any remaining review comments before final approval. Mr. Velez seconded. The motion carried unanimously.

ii. **959-961 W. College Ave. Subdivision and Land Development Plan**

Ms. Patti Fisher of JR Holley, consultant for Mr. Anthony Shinsky, the applicant, discussed the plans.

Mr. Barnes moved to recommend approval of a waiver of the requirement of a preliminary plan found in section 1333.3(A) for 959-961 W. College Ave. as submitted, contingent upon the applicant addressing any remaining review before final approval. Mr. Davis seconded. The motion carried unanimously.

Mr. Barnes moved to recommend approval of the preliminary/final subdivision plan for 959-961 W. College Ave. as submitted, contingent upon the applicant addressing any remaining review before final approval. . Mr. Davis seconded. The motion carried unanimously.

c. **Open forum**

The board discussed other opportunities for public meetings for the Comprehensive Plan.

7. **Adjournment**

The Commission having no other business, Mr. Johnson adjourned the meeting at 8:00 PM.