



York City Planning Commission Agenda

Monday, December 13, 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 November Planning Commission meeting
3. Committee reports
 - a. Zoning Hearing Board
 - b. Comprehensive Plan

A draft of the Comprehensive Plan's goals, objectives, problem statements, and actions is available for public comment at bit.ly/PlanYork
4. Unfinished business
 - a. Blighted properties
 - i. **505 S George St** (Tabled)
 - ii. **243-245 W Market St** (Tabled)
5. New business
 - a. Zoning appeals
 - i. **37-2021-Z-V/SE | 900 W College Ave**

An appeal for 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 West College Avenue in the UN-2 zoning district.

An appeal for 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 900 West College Avenue in the UN-2 zoning district.

An appeal for a variance to allow three dwelling units in the property at 900 West College Avenue in the UN-2 zoning district.

An appeal for a variance to reduce the number of required off-street parking spaces for 900 West College Avenue in the UN-2 zoning district.

An appeal for a special exception to allow a multi-family use, as defined in section 1304.1-1.2.2, at 900 West College Avenue in the UN-2 zoning district.
 - ii. **38-2021-Z-SE | 471 Madison Ave**

An appeal for a special exception to allow a neighborhood public service office, as defined in section 1304.1-4.9.5, at 471 Madison Ave in the UN-2 zoning district.

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

An appeal for a variance to the minimum front/rear/side setback requirements, as defined in Table 1303.13, for the property at 654 Lincoln St in the EC zoning district.

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

An appeal for a variance to allow an additional dwelling unit -- a total of eight dwelling units -- in the property at 238 East Philadelphia Street in the UN-1 zoning district.

b. Subdivision and land development plans

i. **320 North George Street Subdivision**

A request to waive the requirement of a preliminary plan found in section 1333.3(A).

A request to allow 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.

A request to waive the requirement to provide names and addresses of property owners within 200 feet found in section 1333.7(M).

A request to submit a written statement describing traffic in lieu of the summary required by 1333.7(N).

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 before final approval.

ii. **959-961 Subdivision and Land Development Plan**

A request to waive the requirement of a preliminary plan found in section 1333.3(A).

A request to recommend approval of the preliminary/final subdivision plan for 959-961 as submitted, contingent upon the applicant addressing any remaining review before final approval.

A request to recommend approval of the preliminary/final land development plan for 959-961 as submitted, contingent upon the applicant addressing any remaining review before final approval.

c. Open forum

6. Adjournment