



## York City Planning Commission Agenda

Monday, March 14, 2022 | 6:30 PM

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

1. Mr. Johnson called the meeting to order at 6:30 PM.
2. Roll call  
Members Present: Michael Johnson, Matthew Davis, Chris Velez, Corey Wolfe,  
Maribel Burgos, Jada Richardson, Russalina Nolden  
Staff present: Nancy Griffin, Amy Newcomer
3. Minutes of the previous meeting
  - 3.1. **Ms. Richardson moved to approve the minutes of the February 2022 meeting as submitted. Ms. Burgos seconded. The motion carried unanimously.**
4. Committee reports
  - 4.1. Zoning Hearing Board  
Ms. Griffin summarized the Board's decisions in February.
5. Unfinished business  
The board took up no unfinished business.
6. New business
  - 6.1 Zoning appeals
    - 6.1.1. **Case 10-2022-Z-V | 31 E Hamiton Ave.**
      - Richard Muldrow, Supervisor of Custodial Services from the York City School District, discussed the need for fencing around the baseball/softball field at Smalls Field. Fencing will be same as fencing that currently surrounds the football field.
      - **Mr. Velez moved to recommend approval of the variance to permit a fence found in section 1304.2-7.2, for the property at 31 E Hamilton Ave in OS zoning district. Ms. Burgos seconded. The motion carried unanimously.**
    - 6.1.2. **Case 11-2022-Z-V-SE | 963 E Market St**
      - The applicant, Matt & Angie Hartman, discussed the proposal. Mr. Hartman proposes to convert the 1<sup>st</sup> floor commercial space into a rental space.

- **Mr. Velez 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 963 E. Market St. in the UN2 zoning district. Ms. Richardson seconded. The motion was carried unanimously.**
- **Mr. Velez moved to recommend approval of a variance to the definition of multi-family conversion from a different use, as defined in section 1304.1-1.2.2a, at 963 E. Market St. in the UN2 zoning district. Ms. Burgos seconded. The motion was carried unanimously.**
- **Mr. Velez moved to recommend approval of a special exception to allow a multi-family use, as defined in section 1304.1-1.2.2, at 963 E. Market St. in the UN2 zoning district. Mr. Wolfe seconded. The motion was carried unanimously.**

#### **6.1.3. Case 11-2022-Z-V | 725 Village Road**

- The applicant, Dan Kelshaw, discussed the proposal. Mr. Kelshaw would like to replace his existing 6x8 shed with a 10x12 shed, but due to flooding up to 18" at times, the placement will not be within regulations.
- **Ms. Burgos moved to recommend approval of a variance for relief from the 10ft side and rear setback regulations as defined in section 1303.9t at 725 Village Rd. in the RS1 zoning. Mr. Velez seconded. The motion was carried unanimously.**

#### 7.1 Land development and subdivision plans

- The Lube Center land development plan | 1195 Loucks Rd  
*The applicant has requested that the PC table this plan in March.*
- **Mr. Davis moved to have the tabled request for 1195 Loucks Road moved from the table. Mr. Velez seconded. The motion was carried unanimously.**
- **Mr. Davis moved to table the land development plan for 1195 Loucks Road for one month, to be considered by Planning Commission at their meeting scheduled for April 11, 2022. Mr. Velez seconded. The motion was carried unanimously.**

#### 7.2 Open forum

#### 8 Adjournment