



York City Planning Commission Agenda

Monday, June 13, 2022 | 6:00 PM
Council Chambers, City Hall | 101 S George St, York, PA 17401

1. Mr. Johnson called the meeting to order at 6:15pm.

Roll call: Present – Mike Johnson, Chris Velez, and Jada Richardson.

Excused – Matthew Davis, Maribel Burgos, Corey Wolfe, and Russalina Nolden.

Staff Present: Nancy Griffin, Amy Newcomer, Monte McMillion, and Sharee McFadden.

Mr. Johnson explained that the meeting would not be held due to the committee not having enough members to have a quorum. All cases being moved to July 11th, 2022. Waiver will be sent out for applicant to fill out and return.

2. Minutes of the previous meeting
3. Committee reports
 - 1.1. Zoning Hearing Board
4. Unfinished business
5. New business

Blighted Properties

110 W. Cottage Pl. Ramon Garcia
701 York St. Marco Fontanez
261 E. South St. D&F Realty
263 E. South St. Manuel Lozano
252 Liberty Ct. Jose Carela
38 E. South St. Jeff Harris
344 S. Pershing Ave. Nadine Grim
524 Salem Ave. Temple of Grace Min.
541 W King Hernandez TABLED by Planning Commission 8/9/2021

351 S. Penn St. Stambaugh

Recommending FOR PC certification

Zoning appeals

6.1.1. Case 17-2022-Z-V | 242 E. College Ave.

- Recommendation to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.1-1.2.2a, at 242 E. College Ave. in the UN1 zoning district.
- Recommendation to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.1-1.2.2, to include conversion of a single-family home into 2 units for the property at 242 E. College Ave. in the UN1 zoning district.
- Recommendation to [approve/deny] of a variance to allow a multi-family use, as defined in section 1304.1-1.2.2, at 242 E. College Ave. in the UN1 zoning district.

6.1.2. Case 18-2022-Z-V- | 500 Lincoln St

- Recommendation to [approve/deny] a variance to section 1303.14c to waive maximum building height located at 500 Lincoln St. in the EC Zoning District.
- Recommendation to [approve/deny] a variance to section 1303.14c to waive the front yard setback located at 500 Lincoln St. in the EC Zoning District.
- Recommendation to [approve/deny] a variance to section 1305.02b(1-5) to waive buffer yards located at 500 Lincoln St. in the EC Zoning District.

6.1.3. Case 19-2022-Z-V-SE | 325 N. Newberry St.

- Recommendation to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.1-1.2.2a, at 325 N. Newberry St. in the RS2 zoning district.
- Recommendation to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.1-1.2.2, to include conversion of a single-family home into 2 units for the property at 325 N. Newberry St. in the RS2 zoning district.
- Recommendation to [approve/deny] a variance to waive the special exception provision that the property must have been vacant for two years found in section 1311.11(c)(1) for the property located at 325 N. Newberry St. in the RS2 zoning district.
- Recommendation to [approve/deny] of a variance to the required 1.5 off-street parking spaces for a total of 3 found in section 1304.1-1.2.2, for the property 325 N. Newberry St. in the RS2 zoning district.
- Recommendation to [approve/deny] of a special exception to allow a multi-family use, as defined in section 1304.1-1.2.2, at 325 N. Newberry St. in the RS2 zoning district.

6.1.4 Case 20-2022-Z-V | 376 E. Market St.

- Recommendation to [approve/deny] a variance to the definition of Apartment Combined with Commercial, as defined in section 1304.1-3.1a, at 376 E. Market St. in the UN2 zoning district.
- Recommendation to [approve/deny] of a dimensional variance for Apartment Combined with Commercial found in section 1304.1-1.3.1, to include conversion of a single-family home into 3 units for the property at 376 E. Market St. in the UN2 zoning district.
- Recommendation to [approve/deny] of a variance to the required 1.5 off-street parking spaces for a total of 3 found to be combined with the commercial in section 1304.1-1.3.1, for the property 376 E. Market St. in the UN2 zoning district.
- Recommendation to [approve/deny] of a variance to allow an Apartment Combined with Commercial use, as defined in section 1304.1-1.3.1, at 376 E. Market St. in the UN2 zoning district.

6.1.5 Case 21-2022-Z-V | 601 E. Springettsbury Ave.

- Recommendation to [approve/deny] a variance to permit signs quantity, location, size, and height defined in section 1308.06 for the property located at 601 E. Springettsbury Ave. in the MUI1 Zoning District.

6.1.6 Case 22-2022-Z-V | 625 Linden Ave.

- Recommendation to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.1-1.2.2a, at 625 Linden Ave. in the RS2 zoning district.
- Recommendation to [approve/deny] a variance to waive the special exception provision that the property must have been vacant for two years found in section 1311.11(c)(1) for the property located at 625 Linden Ave. in the RS2 zoning district.
- Recommendation to [approve/deny] of a special exception to allow a multi-family use, as defined in section 1304.1-1.2.2, at 625 Linden Ave. in the RS2 zoning district.

6.1.7 Case 23-2022-Z-V | 470 W. King St.

- Recommendation to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.1-1.2.2a, at 470 W. King St. in the UN2 zoning district.
- Recommendation to [approve/deny] a variance to waive the special exception provision that the property must have been vacant for two years found in section 1311.11(c)(1) for the property located at 470 W. King St. in the UN2 zoning district.
- Recommendation to [approve/deny] of a variance to the required 1.5 off-street parking spaces for a total of 3 found in section 1304.1-1.2.2, for the property 470 W. King St. in the U2 zoning district.
- Recommendation to [approve/deny] of a special exception to allow a multi-family use, as defined in section 1304.1-1.2.2, at 470 W. King St. in the UN2 zoning district.

7.1 Land development and subdivision plans

- 7.1.1 **41 and 51 S. Newbery St.** – Zachary Dylan Bauer and Kathleen M. Rounds, have submitted a subdivision plan.
- 7.1.2 **41-45 W. Princess St.** – Kroy Properties, LLC has submitted a subdivision plan for a setback variance.
- 7.1.3 The Lube Center land development plan | 1195 Loucks Rd
The applicant has requested that the PC table this plan in February. New idea has been discussed.

7.2 Open forum

- 8 Mr. Johnson adjourned meeting at 6:25pm. The Planning Commission's next meeting is scheduled for Monday July 11th, 2022.