



York City Planning Commission Minutes

Monday, August 8, 2022 | 6:00 PM

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

1. Meeting was called to order by Michael Johnson at 6:30 p.m.
2. Roll call (Johnson, Davis, Velez(excused), Burgos, Wolfe(excused), Richardson, Nolden(absent))
3. Minutes of the previous meeting were approved
4. Committee reports
 - 1.1. Zoning Hearing Board – was read by Nancy Griffin Zoning Officer.
5. Unfinished business - none
6. New business

The Lube Center land development plan | 1195 Loucks Rd – This item will be removed from future meeting agendas.

The applicant will resubmit when ready please remove rather than table again

7. Zoning appeals

7.1.1. Case 25-2022-Z-V | 341 S. George St.

The applicant Jason Motter spoke to the fact he purchased the property 11-2021 as a 2 unit/owner occupied.

- 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 341 S. George St. in the UN1 zoning district.

Motion made my Burgos Secoded by Richardson. Unanimous approval.

7.1.2 Case 26-2022-Z-V-SE | 34 N. Albemarle St.

Several neighbors came to the meeting to voice concerns of parking and quality of life. Becky at 36 N. Sherman, Brad Dubbs at 39 N. Sherman St. Denise Johnson 26 N. Sherman St., Daniel Brillhart 967 Wayne Ave. Mr. Villareal assured neighbors that he will be an active landlord and will scrutinize all and any tenants that he rents to. Also doesn't feel he should be held accountable for previous tenants or landlords.

Neighbors presented petition for denial.

- 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 34 N. Albemarle St. in the UN2 zoning district.
Davis made a motion to approve but no one would second so motion died. Not sure of who made the motion to deny but Burgos 2nd.
- 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 34 S. Albemarle St. in the UN2 zoning district.
Davis made a motion to approve with the condition property returns to single family upon sale. Burgos 2nd. All approved Richardson nay.
- 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 34 N. Albemarle St. in the UN2 Zoning District.
Davis made a motion to approve Burgos 2nd. All in favor Richardson nay.
- 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 34 N. Albemarle St. in the UN2 zoning district.
Davis made motion Burgos 2nd all in favor of denial.
- Recommendation to [approve/deny] of a special exception to allow multi-family conversion from a different use, as defined in section 1304.1-1.2.2, at 34 N. Albemarle St. in the UN2 zoning district.
Davis made a motion with condition to return property to single family upon sale Burgos 2nd. All in favor with Richardson nay.

7.1.3 Case 27-2022-Z-V | 42 E. Philadelphia St.

Joe Musson spoke to Attorney Blake owned the building previously and had an abstract company on the first floor. Chair Johnson asked was it 2 or 3 stories Musso said 2. No parking needed in the CBD. Burgos made a motion to recommend approval Richardson 2nd. Motion was unanimous.

- 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 42 E. Philadelphia St. in the CBD zoning district.

7.1.4 Case 28-2022-Z-V | 501 W. Market St.

Mr. Yoder spoke on the 4th unit was already rent but not licensed prior to ownership. Parking is not an issue. Neighbor Ronald would like the porta potty removed from the rear of the property Mr. Yoder said he would. Burgos made a motion to recommend approval Richardson 2nd. Motion was unanimous.

- Recommendation to [approve/deny] of a dimensional variance for Apartment Combined with Commercial found in section 1304.1-1.3.1, to add a fourth unit to an existing 3 unit for the property at 501 W. Market St. in the UN1 zoning district.

7.1.5 Case 29-2022-Z-V | 1001 S. George St.

Mr. Lobach from Barley-Snyder Attorney Office spoke at length about the project. Photos and exhibits were provided. Chair Johnson asked about the flight pattern. The response was it would not be a problem or interfere. Burgos asked about Irving Rd. entrance and the response was it was just moved a little south.

- Recommendation to [approve/deny] a variance to section 1303.14c to waive the front yard setback located at 1001 S. George St. in the MUI1 Zoning District.

Richardson made a motion to recommend approval Davis 2nd. Motion was unanimous.

- Recommendation to [approve/deny] a variance to section 1303.14c to waive the maximum building height located at 1001 S. George St. in the MUI1 Zoning District.

Richardson made a motion to recommend approval Davis 2nd. Motion was unanimous.

Open forum

Adjournment – Meeting was adjourned at 8:06 p.m.

NO SEPTEMBER MEETING.