



York City Planning Commission Minutes  
Monday, January 9, 2023 | 6:30 PM  
Council Chambers, City Hall | 101 S George St, York, PA 17401

1. Call to order
2. Roll call (Johnson(absent), Davis, Velez, Burgos, Wolfe, Richardson, Nolden(absent))
3. Minutes of the previous meeting - approved
4. Committee reports
  - 1.1. Zoning Hearing Board – Matt asked for them to be emailed to each board member.
5. Unfinished business
6. New business
  
7. Zoning appeals

**7.1.1. Case 1-2023-Z-V | 30-32 E. College Ave.**

- Recommend to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.01-1.02.002, to include conversion of a licensed 3 unit to a 4 unit for the property at 30-32 E. College Ave. in the UN2 zoning district.

*Burgos made a motion Wolfe seconded. Unanimous.*

**Ms. Kline briefly spoke on adding an additional apartment to the existing licensed 3 current apartments at this address.**

**Case 2-2023-Z-V | 212-218 N. George St.**

- Recommend to [approve/deny] of a dimensional variance for Apartment Combined with Commercial found in section 1304.01-1.03.001, proposed 43 units will exceed the permitted 23 at 218-218 N. George St. in the CBD Zoning District.

*Richardson made a motion Burgos seconded. Unanimous*

**Dylan Bauer briefly explained how the parcels are divided. Matt Davis asked if he applied for another property at that location would they use the parcel dimensions or reverse sub divide. Dylan stated no. Paul Miller asked about parking. Dylan cleared up the parking issue that parking will be provided but is not required in the CBD.**

**Case 3-2023-Z-V | 56 S. Pershing Ave.**

- Recommend to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.01-1.02.002a, at 56 S. Pershing Ave. in the CBD zoning district.

*Wolfe made a motion Richarson seconded. Unanimous.*

**Mr. Shepard explained it had always been a 2-unit in the past.**

**4-2023-Z-V | 656 Salem Ave.**

- Recommend to [approve/deny] of a variance to convert a single-family dwelling into a Personal Care Home, as defined in section 1304.01-3.09.004, at 656 Salem Ave. in the UN2 zoning district.

*Richarson made a motion Burgos seconded. Unanimous.*

**Ms. Howell explained about her business. Matt Davis asked me the difference between this use and a rooming house. Zoning Officer read the use description.**

**5-2023-Z-V | 724 S. George St.**

- Recommend to [approve/deny] a variance to have an emergency shelter, as defined in section 1304.01-3.10.001, at 724 S. George St. in the UN1 zoning district.

*Richardson made a motion Velez seconded. Unanimous*

**Many neighbors attended the meeting to protest an emergency shelter in their neighborhood. Several employees of Bell Socialization explained the shelter and its rules and regulations, number of employees on site at all times, and their position with the parking. The neighbors were also concerned about parking.**

**6-2023-Z-V-SE | 712 Roosevelt Ave.**

- Recommend to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.01-1.02.002a, at 712 Roosevelt Ave. in the UN2 zoning district.

*Burgo made a motion Velez seconded. Unanimous*

- Recommend 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 712 Roosevelt Ave. in the UN2 zoning district.

*Burgos made a motion Wolfe seconded. Unanimous*

- Recommend to [approve/deny] of a variance to the required 1.5 off-street parking spaces for a total of 3 found in section 1304.01-1.02.002, for the property 712 Roosevelt Ave. in the UN2 zoning district.

*Burgos made a motion Wolfe seconded. Unanimous*

- Recommend to [approve/deny] of a special exception to allow a multi-family use, as defined in section 1304.01-1.02.002, at 712 Roosevelt Ave. in the UN2 zoning district.

*Burgos made a motion Wolfe seconded. Unanimous*

**Ms. Harvey explained that she purchased the house from a sheriff sale with 2 families already in place and assumed it was a legal 2 unit. She explained that most of the properties on that block are mult-unit.**

**7-2023-Z-V | 725 W. Philadelphia St. – Condition to return to single family upon sale of home.**

- Recommend to [approve/deny] a variance that the building shall be occupied by the owner, as defined in section 1304.02-7.17. b3, at 725 W. Philadelphia St. in the UN2 zoning district.

*Wolfe made a motion Burgos seconded. Unanimous*

- Recommend to [approve/deny] a variance that each room be larger than 250 sq ft, as defined in section 1304.02-7.17. b1, at 725 W. Philadelphia St. in the UN2 zoning district.

*Wolfe made a motion Burgos seconded. Unanimous*

- Recommend to [approve/deny] a variance that there be 4 off-street parking spaces, as defined in section 1304.02-7.17. b5, at 725 W. Philadelphia St. in the UN2 zoning district.

*Wolfe made a motion Burgos seconded. Unanimous*

- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 725 W. Philadelphia St. in the UN2 zoning district.

*Wolfe made a motion Burgos seconded. Unanimous*

**Kristie stated that is it currently a licensed 2 unit. If approved she stated it would be for men aging out of juvenile and that there will be staff on site. Jada asked her to elaborate. Kristie stated that one of the men would be in charge to make sure everything is ok. Like a room manager. Burgos asked about the condition of the house based on a picture in the packet and was concerned about deterioration.**

**8-2023-Z-V | 702 Chestnut St. Condition to return to single family upon sale of home.**

- Recommend to [approve/deny] a variance that each room be larger than 250 sq ft, as defined in section 1304.02-7.17. b1, at 702 Chestnut St. in the UN2 zoning district.

*Richardson made a motion Velez seconded. Unanimous*

- Recommend to [approve/deny] a variance that there be 4 off-street parking spaces, as defined in section 1304.02-7.17. b5, at 702 Chestnut St. in the UN2 zoning district.

*Richardson made a motion Velez seconded. Unanimous*

- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 702 Chestnut St. in the UN2 zoning district.

*Richardson made a motion Velez seconded. Unanimous*

**This property was just before the board in Jan 2022 so board very familiar. Previous owner took sick and sold it as a single-family dwelling just like the conditions that were set. This owner will live at the property.**

**9-2023-Z-V | 330 E. Boundary Ave.**

- Recommend to [approve/deny] a variance for a slaughterhouse/store, as defined in section 1304.01-2.01.001 Livestock Farming, at 330 E. Boundary Ave. in the MUI1 zoning district.

*Wolfe made a motion Burgos seconded. Velez nay.*

**Mr. Serrano stated only in the bird family. Chickens will only be housed for 3-4 days before slaughtering. Burgos translated. Manuel Gomez and Ms. Harvey spoke in favor of. Velez asked what size trucks will be on location. Owner stated no 18 wheeler trucks.**

**10-2023-Z-V | 31-37 E. Maple St.**

- Recommend to [approve/deny] of a dimensional variance from relief of the current zoning sq. ft. per lot new build as defined in section 1303.12(d), at 31-37 E Maple St. in the UN2 zoning district.

*Wolfe made a motion Burgos seconded. Unanimous*

**11-2023-Z-V | 200 & 304 N. Broad St.**

- Recommend to [approve/deny] of a variance eliminate interior parking lot landscaping islands for the property 200 & 304 N. Broad St. in the EC zoning district.

*Richardson made a motion Wolfe. Unanimous.*

- Recommend to [approve/deny] of a variance to reduce the require parking spaces from 189 to 82 as found in section 1304.01-1.02.001(d), for the property 200 & 304 N. Broad St. in the EC zoning district.

*Richardson made a motion Wolfe. Unanimous.*

- Recommend to [approve/deny] a variance to allow a multi-family use new construction, as defined in section 1304.01-1.02.001, 200 & 304 N. Broad St. in the EC zoning district.

*Richardson made a motion Wolfe. Unanimous.*

**Stacy McNeill of Barley Snyder spoke on the project. 1996 acquired by RDA. Vacant since 1999. Environmental due diligence will be done upon approval. 2007 demolished. Attainable housing is consistent with EC Zoning District better suitable than commercial. 1 bedroom – 2 bedroom – 1 bedroom + den.**

**Election of Board Members: All remains the same.**

**Michael Johnson – Chair  
Matthew Davis – Co-Chair  
Chris Velez – Secretary**

Open forum

**8. Adjournment**