



York City Planning Commission Minutes
Monday, February 13, 2023 | 6:30 PM
Council Chambers, City Hall | 101 S George St, York, PA 17401

1. Call to order.
2. Roll call (Johnson, Davis(excused), Velez, Burgos(absent), Wolfe, Richardson(excused), Nolden.
3. Minutes of the previous meeting - approved.
4. Committee reports
 - 1.1. Zoning Hearing Board
5. Unfinished business
6. New business
7. Planning
 - 7.1 Land development and subdivision plans.
 - 7.1.1 -2206 Pennsylvania LLC – AMZ Manufacturing Expansion -2206 Pennsylvania Ave.
Scott from Site Design Concepts spoke on the expansion plan for a total of 35,000 new sq ft.
 - Waive preliminary plans.
Velez made a motion Wolfe seconded. Unanimous.
 - Waive curb and sidewalk requirements as there are none.
Velez made a motion Wolfe seconded. Unanimous.
 - Waive street lighting.
Velez made a motion Wolfe seconded. Unanimous.
8. Zoning Appeals
 - 8.1.1. **Case 12-2023-Z-V | 600 E. Philadelphia St.**

- 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 600 E. Philadelphia St. in the UN2 zoning district.
Wolfe made a motion, Nolden 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 600 E. Philadelphia St. in the UN2 zoning district.
Wolfe made a motion, Nolden 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 600 E. Philadelphia St. in the UN2 zoning district.
Wolfe made a motion, Nolden seconded. Unanimous.
- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 600 E. Philadelphia St. in the UN2 zoning district with the condition that upon sale of the property that it be returned to single-family dwelling.
Wolfe made a motion, Nolden seconded. Unanimous.

Mr. Colletti spoke about how, if approved, this rooming house would alleviate the housing crisis for his employees of his business one block away. This would also give him more control over who lives there.

Mr. Johnson was concerned about the present-day condition of the garage and some rooms in the house. Mr. Colletti explained that he does not go to settlement on the house until the end of March and that the pictures reflect the current resident. All repairs will be made up to code.

Case 13-2023-Z-V-SE | 513-543 S. Court St & 37-51 E. Boundary Ave.

- Recommend to [approve/deny] a variance reduce the required number of off-street parking spaces from one (1) off-street parking space per 250 sq. ft. of gross floor area to 37 – 39 total off-street parking spaces.as found in section 1304.01-1.02.001(d), for the property 513-543 S. Court St. & 37-51 E. Boundary Ave. in the UN2 zoning district.
Velez made a motion Nolden seconded. Unanimous.
- Recommend to [approve/deny] a variance to exceed the maximum building height as the proposed building height is expected to exceed 40 feet in certain areas of the roof top level as in section 1303.07a. for the property 513-543 S. Court St. & 37-51 E. Boundary Ave. in the UN2 zoning district.
Velez made a motion Wolfe seconded. Unanimous

- Recommend to [approve/deny] a Special Exception to allow a Community Center defined in section 1304.01-3.02.002 for the property 513-543 S. Court St. & 37-51 E. Boundary Ave. in the UN2 zoning district.
Velez made a motion Wolfe seconded. Unanimous

Joshua George, civil engineer, spoke about the SE and variances needed to approve the history & cultural center project for Crispus Attucks. Ms. Kaufman and Mr. Rafferty were in attendance representing Crispus Attucks.

Case 14-2023-Z-V-SE | 626 W. Market St.

- 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 626 W. Market St. in the UN1 zoning district.
Wolfe made a motion, Nolden 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 626 W. Market St. in the UN1 zoning district.
Wolfe made a motion, Nolden seconded. Unanimous.
- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 626 W. Market St. in the UN1 zoning district with the condition upon sale it be converted back to an approved commercial use in the zoning district.
Wolfe made a motion, Nolden seconded. Unanimous.

Emeka spoke for his uncle who is in failing health and aging. He stated that this property was a former assisted living facility and is equipped with all commercial fire protection needed. Plenty of off-street parking. Security cameras to be installed and he is close by for property maintenance. Mr. Johnson was concerned about the confined space on third floor, the condition of the fire escape, and the location of the first-floor staircase.

Comprehensive Plan Update:

Jessica Fieldhouse CSD:

- Goal – Efficiently not duplicating Mike’s work just picking up where Mike left off.
- Finalizing Data analysis during public outreach.
- Vision Statements – neighborhood tours
- Round Table – Toolbox – May
- Finalize – June & July
- Adoption – August
- Incorporate ARSPA funds – allocated by 2024 – spent by 2026
- Jessica will send link to planning commission.

Open forum

8. Adjournment