



York City Planning Commission Minutes
Monday, March 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, Velez(excused), Burgos, Wolfe(excused), Richardson, Nolden.
3. Minutes of the previous meeting - approved.
4. Committee reports
 - 1.1. Zoning Hearing Board
5. Unfinished business
6. New business
7. Planning
 - 7.1.1 -Land Works– Crispus Attucks -31-37 E. Maple St.
Joshua George from Land Works spoke on the demolishing of 4 homes and rebuilding 3.
 - Waive preliminary plans.
Davis made a motion Burgos seconded. Unanimous.
 - Waive street trees.
Davis made a motion Burgos seconded. Unanimous.
8. Zoning Appeals
 - 8.1.1. **Case 15-2023-Z-V | 207 N. Broad 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 207 N. Broad St. in the UN2 zoning district.
Richardson made a motion Burgos 2nd. 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 207 N. Broad St. in the UN2 zoning district.
Richardson made a motion Burgos 2nd. 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 207 N. Broad St. in the UN2 zoning district.
Richardson made a motion Nolden 2nd. Unanimous
- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 207 N. Broad St. in the UN2 zoning district.
Richardson made a motion with the condition that upon sale of property to be converted back to single family Nolden 2nd. Unanimous

Mr. Davis asked why 2 kitchens. Applicant replied so tenants have more room to move. Ms. Burgos questioned about the proximity to the school. Applicant replied that he would have tenants sign 6-12 month leases not transients. Ms. Burgos asked if both bathrooms were on the second floor. Applicant replied yes and also that the house was blighted and that he fully renovated the property up to York City codes. Ms. Richardson asked why not rent as a single family. Applicant stated rooming house was higher profitability to cover renovation costs associated with his purchase 2 months ago. Ms. Nolden asked tenants about getting cameras and he stated he was checking into that.

Steve Shellenberger from the public 400 block of Walnut St. voiced his concerns. Trash, stop work order on door, garage unsecured. Also wanted to know who was going to maintain the property. Was concerned about parking and property values decreasing. Applicant stated himself. Dwight Jordan 400 of Walnut St. voiced concerns about bums and crack heads living there and he has his grandchildren visit. Mr. Willaby(public) stated that the property was blighted prior to applicant's purchase and this solution is much better for the neighborhood. Applicant stated he will screen tenants very carefully and that rooming houses are steppingstones for less fortunate.

Case 16-2023-Z-V-SE | 112 W. Jackson St.

- 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 112 W. Jackson St. in the MUI2 zoning district.

Burgos made a motion Nolden 2nd. Unanimous

- Recommendation 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 single-family home into 2 units for the property at 112 W. Jackson St. in the MUI2 zoning district.

Burgos made a motion Nolden 2nd. 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 112 W. Jackson St. in the MUI2 zoning district.

Burgos made a motion Richardson 2nd. Unanimous

Mr. Johnson asked if gas company lists as 2 units. Applicant said yes. Applicant states that there are 2 of everything and believes at one time it was a 2 unit. Staff replied that is not licensed and inspected currently as a 2 unit.

Case 17-2023-Z-V | 121 N. Duke St.

- 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 121 N. Duke St. in the CBD zoning district.

Richardson made a motion Nolden 2nd. Unanimous.

Applicant stated all on block multi-family and everything at the property is set up for multi-family.

Ms. Burgos asked about off-street parking. Staff reminded her no off-street parking is required in the CBD District. Applicant did say there was off-street parking.

Case 18-2023-Z-SE | 591 Linden Ave.

- Recommend to [approve/deny] of a special exception to allow a multi-family use, as defined in section 1304.01-1.02.002, at 591 Linden Ave. in the RS2 zoning district.

Davis made a motion Burgos 2nd. Unanimous

Applicant stat it was an existing church, and all utilities are in tack. Speculated the apartments would generate less traffic. Sunday School rooms will be what is converted to the apartments but leaving chapel for a TBD use.

Mr. and Mrs. Walker who live on West St. ask for clarification on the number of apartments. Applicant stated 8. They were also concerned about whether the owner does background checks and who would be managing the property. He told them that he is the owner of Linden Lofts and he is Yohn Properties, they manage all their own properties. Yes they do background checks on all prospective tenants.

19-2023-Z-V-SE | 250 S. Penn St.

- 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 250 S. Penn St. in the UN2 zoning district.
Richardson made a motion Nolden 2nd. 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 250 S. Penn St. in the UN2 zoning district.
Richardson made a motion Nolden 2nd. 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 250 S. Penn St. in the UN2 zoning district.
Richardson made a motion Nolden 2nd. Unanimous

Applicant stated everything is separate.

20-2023-Z-V | 608 S. Pershing Ave.

- 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 608 S. Pershing Ave. in the UN2 zoning district.
Davis made a motion Burgos 2nd. 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 608 S. Pershing Ave. in the UN2 zoning district.
Davis made a motion Burgos 2nd. 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 608 S. Pershing Ave. in the UN2 zoning district.
Davis made a motion Burgos 2nd. Unanimous
- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 608 S. Pershing Ave. in the UN2 zoning district.
Davis made a motion with condition be placed back to single family upon sale of property Burgos 2nd. Unanimous

Applicant renovated entire property. 4 bedrooms 3 ½ bathrooms, kitchen, living, dining room. 2 bedrooms have on suite. Others share remaining bathroom. Applicant wants to rent to professionals, traveling nurses, doctors, etc. proximity to hospital.

Monty commented opposed due to many rooming houses in that area in which he lives. Would not oppose if only renting to professionals. Ms. Richardson cautioned on specific language as to whom they rent to. Applicant stated he has lawyers in place to help construct lease.

21-2023-Z-V | 239 E. Princess 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 239 E. Princess St. in the UN2 zoning district.
Richardson made a motion Burgos 2nd. Johnson and Davis Nay
- 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 239 E. Princess St. in the UN2 zoning district.
Richardson made a motion Nolden 2nd. Johnson nay
- Recommend to [approve/deny] a variance that there be 4 off-street parking spaces, as defined in section 1304.02-7.17. b5, at 239 E. Princess St. in the UN2 zoning district.
Richardson made a motion Nolden 2nd. Johnson nay

- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 239 E. Princess St. in the UN2 zoning district. *Richardson made a motion with condition be placed back to single family upon sale of property Nolden 2nd. Johnson and Davis nay*

Applicant stated he has owned the property for three years and has always had it licensed and inspected by the city.

Mr. Johnson asked if he had problems in the past 3 years renting as a single family. Applicant stated no but felt it would be better utilized as a rooming house to help more individuals.

Ms. Burgos asked how many bathrooms. Applicant stated 1.

22-2023-Z-V | 218 S. Duke St.

- Recommend to [approve/deny] a variance to operate a hair salon as defined in section 1304.01.4.08.001 at 218 S. Duke St. in the UN1 zoning district. *Richardson made a motion Burgos 2nd.*

Ms. Burgos asked if she owns or rent. Applicant said she rents the rear as well as the 2nd and 3rd floors.

Mr. Johnson asked her if there is separate parking for the rear. Applicant stated yes.

Mr. Davis asked staff if she will need to get a new business packet as well as a CofO. Yes.

Open forum

Discussion was formulated by Ms. Richardson on her opinion of bias and how it should not play into case determination. Mr. Davis said there should be no bias on recommendations. An executive session has been tentatively set for May 22nd.

8. Adjournment