



York City Planning Commission Minutes
Monday, April 10, 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-excused, Burgos, Wolfe, Richardson, Nolden-excused)
3. Minutes of the previous meeting
4. Committee reports
 - 1.1. Zoning Hearing Board
5. Unfinished business

Update on Comprehensive Plan. – All listening tours are completed except for the Police one on May 1st. Timeline is on track.
6. New business

7.1.1 – LD/SD – 31-51 East Boundary Ave. and 513-543 South Court St.

Section 1333.03: Waiver from preliminary plan being submitted prior to submission of final plan.

Richardson made a motion to approve the plan as presented with waiver, Wolfe seconded the motion.

Section 937.04 & 937.05: proposed reduction in impervious surface relieves the applicant from providing additional stormwater management, however, a calculation shall be provided.

8. Zoning appeals

8.1.1 23-2023-Z-V-SE | 340 Rockdale Ave. **No recommendation will be provided.**

- 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 from commercial to a 4 unit for the property at 340 Rockdale Ave. in the RS2 zoning district.

Wolfe made a motion to approve Richardson 2nd. Johnson and Richardson voted nay.
- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, at 340 Rockdale Ave. in the RS2 zoning district.

Wolfe made a motion to approve Burgos 2nd. Johnson and Richardson voted nay.

The applicant explained he proposed to turn the commercial space into 4 studio short term rental apartments. He also stated he would make the corrections in the height of the fence. He also provided a statement that he would be responsible for the care of the property and that cameras are installed.

3-4 neighboring residents came in opposition. Their concern was that this was essentially a rooming house and that their neighborhood is comprised of single-family owner-occupied properties. They did not want this in their neighborhood.

24-2023-Z-V | 491 Madison 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 491 Madison Ave. in the RS2 zoning district.
Wolfe made a motion to approve, Burgos 2nd. Johnson 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 491 Madison Ave. in the RS2 zoning district.
Wolfe made a motion to approve, Burgos 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 491 Madison Ave. in the RS2 zoning district.
Wolfe made a motion to approve, Burgos 2nd. Johnson Nay
- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 491 Madison Ave. in the RS2 zoning district.
Wolfe made a motion to approve with the condition that upon sale of the property it be converted back to single family, Burgos 2nd. Unanimous

This and each of the following 4 cases/properties are owned by Bill Price who obtained Zoning approval for rooming houses in each. Mr. Shaull has a sales agreement pending zoning approval for each as Mr. Price and his partner still own them. However, Mr. Price did state that the conditions on each property were to convert to single family upon sale. Mr. Shaull complied and immediately filed the appeals, so tenants are still in place.

Mr. Price and his wife testified in favor of the new owner.

25-2023-Z-V | 244 S. Hartley 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, 244 S. Hartley St. in the UN2 zoning district.
Richardson made a motion to approve Wolfe 2nd. Johnson 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 244 S. Hartley St. in the UN2 zoning district.
Richardson made a motion to approve Wolfe 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 244 S. Hartley St. in the UN2 zoning district.
Richardson made a motion to approve Wolfe 2nd. Unanimous.
- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 244 S. Hartley St. in the UN2 zoning district.
Richardson made a motion to approve Wolfe 2nd with the condition upon sale of property to be returned to single family. Unanimous.

26-2023-Z-SE | 727 Manor 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 727 Manor St. in the MUI2 zoning district.
Burgos made a motion to approve Wolfe 2nd. Johnson 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 727 Manor St. in the MUI2 zoning district
Burgos made a motion to approve Wolfe 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 727 Manor St. in the MUI2 zoning district
Burgos made a motion to approve Wolfe 2nd. Unanimous
- Recommend to [approve/deny] a special exception to allow a rooming house, as defined in section 1304.02-7.17, at 727 Manor St. in the MUI2 zoning district.
Burgos made a motion to approve with the condition upon sale of the property to be returned to single family Wolfe 2nd. Unanimous

27-2023-Z-V-SE | 146 W. Jackson 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 146 W. Jackson St. in the MUI2 zoning district.
Wolfe made a motion to approve, 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 146 W. Jackson St. in the MUI2 zoning district
Wolfe made a motion to approve, 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 146 W. Jackson St. in the MUI2 zoning district
Wolfe made a motion to approve, Burgos 2nd. Unanimous
- Recommend to [approve/deny] a special exception to allow a rooming house, as defined in section 1304.02-7.17, at 146 W. Jackson St. in the MUI2 zoning district.
Wolfe made a motion to approve with the condition that upon sale of the property it be converted back to single family, Burgos 2nd. Unanimous

28-2023-Z-V-SE | 145 W. Jackson 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 145 W. Jackson St. in the MUI2 zoning district.
Richardson made a motion to approve Wolfe 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 145 W. Jackson St. in the MUI2 zoning district
Richardson made a motion to approve Wolfe 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 145 W. Jackson St. in the MUI2 zoning district
Richardson made a motion to approve Wolfe 2nd. Unanimous.
- Recommend to [approve/deny] a special exception to allow a rooming house, as defined in section 1304.02-7.17, at 145 W. Jackson St. in the MUI2 zoning district.
Richardson made a motion to approve Wolfe 2nd with the condition upon sale of property to be returned to single family. Unanimous

Open forum

- **Executive Meeting May 22nd @ 6 p.m. in Pullo – meeting invitation sent.**
- **The board would like to see approval/denial verbiage for LD/SD to be consistent with that of Zoning cases.**

- **All PC meetings going forward to start at 6p.m.**

8. Adjournment