



York City Planning Commission Agenda
Monday, May 8, 2023 | 6:00 PM
Council Chambers, City Hall | 101 S George St, York, PA 17401

1. Call to order.
2. Roll call (Johnson, Davis, Velez, Burgos, Wolfe, Richardson, Nolden)
3. Minutes of the previous meeting
4. Committee reports
 - 1.1. Zoning Hearing Board
5. Unfinished business
6. New business

7.1.1 – LD/SD

1195 Loucks Road.

- Recommend to [approve/deny] A waiver of “Preliminary” requirements, as the improvements on the site are minor in nature, we request that the plan be reviewed as a “Preliminary/Final” Plan. 1333.05.
- Recommend to [approve/deny] a waiver of the sidewalk installation requirements, as a 100’ section of sidewalk would be completely standalone as there are no sidewalks on this side of Loucks Road (Rt. 0030) for almost ¾ of a mile to the east (at an intersection/crosswalk only) and no sidewalk is located to the west within the area of commercial uses. 1336.03.
- Recommend to [approve/deny] a waiver of the street tree planting requirements, as there is no possible location to plant a street tree. Any ground outside of the PennDOT Right-of-way is either paved or within a sanitary sewer easement. 1336.09.

501 E. King St. – TABLED UNTIL ZONING APPROVAL IS OBTAINED (SETBACKS AND PARKING)

- Recommend to [approve/deny] A waiver of “Preliminary” requirements, as the improvements on the site are minor in nature, we request that the plan be reviewed as a “Preliminary/Final” Plan. 1333.05. The site is entirely impervious, and we are replacing it in kind, that no Stormwater Management would be required. The site is under one acre of disturbance, so there will be no need for the Conservation District or DEP permitting.

135 S. Duke St.

- Recommend to [approve/deny] A waiver of “Preliminary” requirements, as the improvements on the site are minor in nature, we request that the plan be reviewed as a “Preliminary/Final” Plan. 1333.05. No new sewage or building is occurring.

146-150; 208-236 N. Beaver Street

- Recommend to [approve/deny] A waiver of “Preliminary” requirements, as the improvements on the site are minor in nature, we request that the plan be reviewed as a “Preliminary/Final” Plan. 1333.05.

8. Zoning appeals

8.1.1 29-2023-Z-V | 219 Roosevelt 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 4 unit to a 5 unit for the property at 219 Roosevelt Ave. in the UN2 zoning district.

Open forum

Sharee McFadden CCI

8. Adjournment