



York City Planning Commission Minutes
Monday, June 12, 2023 | 6:00 PM
Council Chambers, City Hall | 101 S George St, York, PA 17401

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

7.1. – LD/SD

1001 S. George St.

Presentation Only

7.2. – 1060 Marbrook Ln. – Apple Service Center

Waivers

Recommend to [approve/deny] A waiver Section 1333.03, which requires the submission and approval of a preliminary plan prior to consideration of a final plan.
Alternative/Justification: Since the proposed subdivision plan is a single-phase project the submittal of a Final Subdivision Plan is requested.

Wolfe made a motion to recommend approval, Burgos seconded. Unanimous.

Recommend to [approve/deny] A waiver Section 1336.03, which requires curb and sidewalks on both sides of the street. Alternative/Justification: Since no improvements are proposed as part of the subdivision plan it is requested to not require curb and sidewalk along the street at the property at 1128 Roosevelt and sidewalk along the property at 1060 Marbrook Lane.

Wolfe made a motion to recommend approval, Burgos seconded. Unanimous.

Recommend to [approve/deny] A waiver Section 1333.03, which requires the submission and approval of a preliminary plan prior to consideration of a final plan.

Alternative/Justification: Since the proposed subdivision plan is a single-phase project the submittal of a Final Land Development Plan is requested.

Wolfe made a motion to recommend approval, Burgos seconded. Unanimous.

Recommend to [approve/deny] A waiver Section 1336.03, which requires curb and sidewalks on both sides of the street. Alternative/Justification: Since no improvements are proposed as part of the land development plan it is requested to not require curb and sidewalk along the street at the property at 1128 Roosevelt and sidewalk along the property at 1060 Marbrook Lane.

Wolfe made a motion to recommend approval, Burgos seconded. Unanimous.

7.3 – RSDC Parking Lot Configuration

Waivers

Recommend to [approve/deny] Article 1333.03 – Submittal of a Preliminary Plan – A waiver of the Preliminary Plan requirement is requested due to the simplicity of the Project and proposed improvements at 135 S. Duke St.

Velez made a motion to recommend approval, Wolfe seconded. Unanimous.

Recommend to [approve/deny] Article 1333.07 – Submittal of a Final Plan – A waiver of the Final Plan requirement is requested due to the simplicity of the Project and proposed improvements at 135 St. Duke St.

Velez made a motion to recommend approval, Wolfe seconded. Unanimous.

8. Zoning appeals

8.1.1 30-2023-Z-V-SE | 645 W. Princess 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 645 W. Princess St. in the UN2 zoning district.

Burgos made a motion to recommend approval, 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 645 W. Princess St. in the UN2 zoning district.

Burgos made a motion to recommend approval, Velez seconded. Unanimous.

- 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 single-family home into 2 units for the property at 645 W. Princess St. in the UN2 zoning district.

Burgos made a motion to recommend approval, 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 645 W. Princess St. in the UN2 zoning district.

Burgos made a motion to recommend approval, Velez seconded. Unanimous.

Sharee McFadden CCI-will attend July's meeting

8. Adjournment