



York City Planning Commission Minutes  
Monday, August 14, 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(excused), Wolfe, Richardson(excused))
3. Minutes of the previous meeting – Velez made a motion to approve Wolfe 2<sup>nd</sup>.
4. Committee reports
  - 1.1. Zoning Hearing Board – will emailed.
5. Unfinished business
6. New business

7.1.1 – LD/SD

**101 S. George St.**

- Recommend to [approve/deny] A conditional waiver of “Preliminary” requirements, we request that the plan be reviewed as a “Preliminary/Final” Plan. 1333.03.  
**Wolfe made a motion to recommend Davis 2<sup>nd</sup>. Unanimous.**
- Recommend to [approve/deny] A waiver of Stormwater maintenance 937.01L.  
**Wolfe made a motion to recommend Davis 2<sup>nd</sup>. Unanimous.**

*Joe Stein explained the project in depth. Spring Garden Township deferred to city as entire project lies within the city. Moving power lines to opposite side of street.*

**501 E. King 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. 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.  
**Davis made motion to recommend Velez 2<sup>nd</sup>. Unanimous.**
- Recommend to [approve/deny] a waiver for street trees/buffering screening along Fulton Ave. in the residential district. 1309.03.i  
**Davis made motion to recommend Velez 2<sup>nd</sup>. Unanimous.**

*Explained that the trees would grow to a height that would impede upon the wires above. Also no room on site property line.*

- Recommend to [approve/deny] a deferral of time for replacement of curb and sidewalk with a completion of an ADA-compliant curb ramp at the corner of East Market Street and Fulton Ave. (1336.03).

**Davis made motion to recommend Velez 2<sup>nd</sup>. Unanimous.**

*Joe Mino explained expansion project.*

#### **425 Pacific Ave.**

- Recommend to [approve/deny] A waiver of “Preliminary” requirements, we request that the plan be reviewed as a “Preliminary/Final” Plan. 1333.03.

**Davis made a motion to recommend Wolfe 2<sup>nd</sup>. Unanimous.**

*Patty Fisher from James R. Holley spoke on project.*

## **8. Zoning appeals**

### **8.1.1 35-2023-Z-V | 25 N. Duke St. – Tabled applicant was a no show**

- Recommend to [approve/deny] of a use variance to convert office space into multi-family (conversion from a different use) found in section 1304.01-1.02.002, to include conversion of office space to a 16 unit for the property at 25 N. Duke St. in the CBD zoning district.

**Blight – will be submitted at September meeting.**

**Shared updated Comprehensive Plan Schedule with present members. Members asked that they be invited to upcoming meetings. Suggested they be held in the evenings as well as the hearings. Mike Johnson stated at previous Comprehensive hearings that board was present for 2 hearings before voting to proceed to City Council.**

## **8. Adjournment**