



York City Planning Commission Agenda
Monday, September 11, 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, Gaines)
3. Minutes of the previous meeting
4. Committee reports
 - 1.1. Zoning Hearing Board-cancelled August meeting
5. Unfinished business
6. New business

Reappointment of Corey Wolfe to Vacant Property Review Committee (VPRC)

6.1.1 Jessica Fieldhouse – CS Davidson

- Comp Plan
- Future Land Use
- Proposed Redevelopment Overlay

7.1.1 – LD/SD

Children's Aid Society

- Recommend to [approve/deny] A waiver of "Preliminary" requirements, we request that the plan be reviewed as a "Preliminary/Final" Plan. 1333.03.
- Recommend to [approve/deny] a waiver for street trees/buffering screening along curb line on Poplar Street due to proposed reuse of the existing sidewalk and lack of existing tree planting areas. The alternative proposed is to plant street trees adjacent to the existing sidewalk in the proposed grass strip at a spacing of 40 feet. 1309.03.i.

1050 Pennsylvania Ave

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

218-220 N. Pine St.

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

8. Zoning appeals

8.1.1 35-2023-Z-V | 25 N. Duke St.

- 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.

36-2023-Z-V | 611 W. Market St.

- Recommend to [approve/deny] of a definition variance to convert a single-family dwelling into multi-family (conversion from a different use) found in section 1304.01-1.02.002, to include conversion of single-family to 4 units for the property at 611 W. Market St. in the UN1 zoning district.
- 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 dwelling to a 4 unit for the property at 611 W. Market St. in the UN1 zoning district.
- Recommend to [approve/deny] of a variance to the required 6 off-street parking spaces to be reduced to 4 found in section 1304.01-1.02.002, for the property 611 W. Market St. in the UN1 zoning district.

37-2023-Z-SE | 742 S. George St.

- Recommend to [approve/deny] of a special exception to allow a community center use, as defined in section 1304.01-3.02.002, at 742 S. George St. in the UN1 zoning district.

38-2023-Z-V | 922 Loucks Rd.

- Recommend to [approve/deny] of a variance to increase impervious surface, as defined in section 1303.09, at 922 Loucks Rd. in the EC zoning district.

9.1.1 Blighted Properties

- 240 Stonewall Ave.
- 605 W. King St.
- 351 S. Penn St.
- 21 N. Pine St.
- 110 W. Cottage Pl.
- 601 Madison Ave.
- 701 York St.
- 175 Lincoln St.
- 177 Lincoln St.
- 344 S. Pershing Ave.
- 28 E. South St.

Open forum

Adjournment