



York City Planning Commission Minutes  
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(excuses), Burgos, Wolfe, Richardson(excused), Gaines)
3. Minutes of the previous meeting – Burgos made a motion to accept, Gaines 2<sup>nd</sup>.
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) – Davis made a motion to appoint. Burgos 2<sup>nd</sup>. Mr. Wolfe unanimously.

6.1.1 Jessica Fieldhouse – CS Davidson

- Comp Plan – Tabled until October meeting.
- Future Land Use - Tabled until October meeting.
- Proposed Redevelopment Overlay – Blanda Nace spoke on the Overlay – handout was given. Will need to be voted on in October’s meeting. Mr. Davis asked for a draft of housing Comp Plan. Blanda replied that Jess could more readily answer that.

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.

Adam Anderson from Site Design Concepts spoke on the project. The plan is for a group home, daycare, play area, and parking lot. Mike Johnson asked if the daycare was headstart. Adam replied that it was not associated with headstart but rather an early learning center with Childcare Consultants.

**Wolfe made a motion to recommend approval, Gaines 2<sup>nd</sup>. Unanimous.**

- 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.

***Wolfe made a motion to recommend approval, Gaines 2<sup>nd</sup>. Unanimous.***

#### **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

Craig from RGS spoke on the project to subdivide the office from the cottages with the intent to eventually sell the office parcel.

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

#### **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.

RDA property Blanda explained they are doing a reverse subdivision to eliminate one property line.

***Davis made a motion to recommend conditional approval of YCPC application, Gaines 2<sup>nd</sup>. Unanimous.***

## **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.

Burgos asked about regress and egress.

***Davis made a motion to recommend approval, Gaines 2<sup>nd</sup>. Unanimous.***

**36-2023-Z-V | 611 W. Market St. - WITHDRAWN**

- 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. - Tabled until October meeting. Applicant was a no show.**

- 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.

Constructing a second drive through lane which will cut into pervious surface increasing the impervious surface,

***Davis made a motion to recommend approval, Gaines 2<sup>nd</sup>. Unanimous.***

**9.1.1 Blighted Properties – All approved to move forward for October Meeting.**

- 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.
- 420 W. Princess St.

**Open forum**

**Adjournment**