



York City Planning Commission Minutes
Monday, October 9, 2023, | 6:00 PM
Council Chambers, City Hall | 101 S George St, York, PA 17401

1. Call to order.
2. Roll call (Johnson, Davis(absent), Velez, Burgos, Wolfe(excused), Richardson, Gaines(excused))
3. Minutes of the previous meeting – Velez made a motion to approve Burgos 2nd – unanimous.
4. Committee reports
 - 1.1. Zoning Hearing Board-one tabled until this evening
5. Unfinished business
6. New business

6.1.1 Jessica Fieldhouse – CS Davidson

- Comp Plan – 8-10 3to4 page stand alone documents next month to PC.
- Future Land Use
- Proposed Redevelopment Overlay – handout for overlay presentation

7. Zoning appeals

Mike Johnson brought back tabled item motion Velez 2nd unanimous.

8.1.1 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.

Applicant Seth spoke on the project as the board did not save packet from last month. They are converting a carriage house to the rear of the property to a community room providing services they already provide in the main house. Counseling services. Ms. Burgos asked about access and structure make up of the carriage house. Meets building codes applicant stated.

Richardson made a motion to approve Burgos 2nd unanimous.

39-2023-Z-V | 224 W. College Ave.

- Recommend to [approve/deny] a variance that each room be larger than 250 sq ft, as defined in section 1304.02-7.17. b1, at 224 W. College Ave. in the UN2 zoning district.

Johnson made a motion to approve room Richardson 2nd unanimous.

- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 224 W. College Ave. in the UN2 zoning district.

Johnson made a motion to approve room Richardson 2nd unanimous.

The applicant spoke about his project. Stated everything he included in his packet. Took the board through his pictures with explanation. He explained how he wants to help people who are close to homelessness. Richardson asked the applicant if he did work himself. Burgos asked where the balcony was. Applicant stated bedroom in rear. Burgos asked about the balcony floor being detached from balcony. The applicant stated he would fix it for safety. Velez was wondering about the contingency upon sale converting back to single family. Johnson asked about the design of the balcony.

40-2023-Z-V-SE | 636 Pennsylvania Ave.

- 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 636 Pennsylvania Ave. in the RS2 zoning district.

Richardson made a motion to approve Velez 2nd 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 636 Pennsylvania Ave. in the RS2 zoning district.

Richardson made a motion to approve Burgos 2nd 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 636 Pennsylvania Ave. in the RS2 zoning district.

Richardson made a motion to approve Burgos 2nd Unanimous.

- Recommend [approve/deny] of a variance to the required 3 off-street parking spaces to be reduced to 2 found in section 1304.01-1.02.002, for the property at 636 Pennsylvania Ave. in the RS2 zoning district.
Stiked can get 3 spots
- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, at 636 Pennsylvania Ave. in the RS2 zoning district.

Richardson made a motion to approve Burgos 2nd Unanimous.

Barley-Snyder representing applicant stated that the dwelling is in the RS2 and that the dwelling has been 2 units for decades. His client wants to bring the property into compliance. First time going through the electronic application process. Explained the definition was converted years ago. Went through each SE/variance explanation. Johnson asked if it was licensed. Richardson asked about parking. Applicant stated can fit 3.

41-2023-Z-V-SE | 315 E. Poplar 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 315 E. Poplar St. in the UN2 zoning district.

Richardson made a motion to approve, Burgos 2nd unanimous.

- Recommendation 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 315 E. Poplar St. in the UN2 zoning district.

Richardson made a motion to approve, Burgos 2nd 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 315 E. Poplar St. in the UN2 zoning district.

Richardson made a motion to approve, Burgos 2nd 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 315 E. Poplar St. in the UN2 zoning district.

Richardson made a motion to approve, Burgos 2nd unanimous.

Applicants stated they bought the house as a 2 unit and want to bring it into compliance and there are people living there. Applicant finished the upgrades. Burgos translated for the applicant. Separated utilities. Johnson said he is familiar with this property and states there is not enough parking for 3 cars. Applicant stated garage was removed and the other spot is through the side. Removal of garage left only 2 spots will make approved surface for 3 if approved through zoning.

42-2023-Z-V-SE | 381 E. Market St.

- Recommendation to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) to add two units found in section 1304.01-1.02.002, for the property at 381 E. Market St. in the UN2 zoning district.

Richardson made motion Burgos 2nd Johnson no

- Recommend to [approve/deny] of a variance to the required 8 off-street parking spaces found in section 1304.01-1.02.002, for the property at 381 E. Market St. in the UN2 zoning district.

Richardson made motion Burgos 2nd Johnson no

The applicant bought the property as a 3 unit and made renovations to make 5 units that were already started. Utilities are separate for each apartment. The board is concerned about parking. Tenants could have parking at church.

Resident 373 E. Market St. spoke about surrounding buildings about high density for parking. The resident was also concerned about how the property was marketed as 5 apartments. Parking is the residents' main concern.

Discussion on all planning/zoning paperwork being submitted electronically the Friday before the meeting or sooner if available.

Concern:

Laptops/tablet for board members.

Plans are too small sometimes to read.

Not a cost to the city – for packet delivery. Applicant supplies copies.

Concern about technical malfunctioning of TVs in council chambers.

Adjournment