



York City Planning Commission Minutes
Monday, November 13, 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, Gaines)
3. Minutes of the previous meeting.

*Motion made by Mr. Velez to accept the minutes as presented, Mr. Wolfe 2nd.
Unanimous.*

4. Committee reports
1.1. Zoning Hearing Board-emailed

5. Unfinished business

The Comprehensive Plan pushed back to presentation December, vote in January.

6. New business

7. Zoning appeals

- 7.1.1 43-2023-Z-SE | 649 W. Philadelphia 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 649 W. Philadelphia St. in the UN2 zoning district.
Mr. Davis made a motion to recommend approval, Ms. Richardson 2nd. Mr. Johnson nay.
- 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 649 W. Philadelphia St. in the UN2 zoning district.
Mr. Davis made a motion to recommend approval, Mr. Wolfe 2nd. Unanimous.
- Recommend to [approve/deny] of a variance to the required 3 off-street parking spaces to be reduced to 2 found in section 1311.10.d, for the property at 649 W. Philadelphia St. in the UN2 zoning district.
Mr. Davis made a motion to recommend approval, Ms. Richardson 2nd. Mr. Johnson nay.
- Recommend to [approve/deny] of a special exception to allow a multi-family use, as defined in section 1304.01-1.02.002, at 649 W. Philadelphia St. in the UN2 zoning district.

- *Mr. Davis made a motion to recommend approval, Mr. Wolfe 2nd. Mr. Johnson nay.*
The applicant has owned property since 2006 and lived there. Renting two units no license needing to be compliant. No modifications needed to be a two unit.

44-2023-Z-V | 611 W Market St.

- 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 611 W. Market St. in the UN1 zoning district.
Mr. Davis made a motion to recommend approval, Mr. Velez 2nd Johnson nay.
- Recommend to [approve/deny] a special exception to allow a rooming house, as defined in section 1304.02-7.17, at 611 W. Market St. in the UN1 zoning district.
Mr. Davis made a motion to recommend approval, Mr. Velez 2nd Mr. Johnson, Ms. Richardson, and Ms. Gaines nay. No recommendation as the vote was split 3-3.

Mr. Willoughby purchased the property in 2016 in which the applicant lived at the property as a single-family home. Desired to convert property to a 4 unit, however, the cost for sprinkle systems etc. relayed by Steve Buffinton BCO was too high for him to proceed. Mr. Buffinton stated a rooming house would be his best way to go as to how the property is laid out inside. He can provide 4 off-street parking spaces. Mr. Willoughby stated he was ok with turning the property back to single-family if he were to sell it. Several board members were confused and needed clarity on each floor and the room layout. The applicant stated Room 1, 2, and 6 have their own living room, kitchen, and bath. Room 5 has its own bathroom. Rooms 3 & 4 share amenities. Property meets egress and regress requirements.

45-2023-Z-V- | 229 Kurtz Ave. – NO SHOW

- Recommend to [approve/deny] a variance to the operate a hair salon in the basement of her home, as defined in section §1304.1.04.8.1, at 229 Kurtz Ave. in the UN2 zoning district.

Open Forum

Mr. Willoughby asked if he could get a reason for recommendation denial from those who voted nay to his case. Mr. Johnson stated he was following staff recommendations. Ms. Gaines stated to wishy washy on step up of rooming house vs. multi-family. Ms. Richardson was unclear on setup as well.

Upcoming Executive Meetings:

- Submit topics for discussion a week prior to meeting.
- Ms. Richardson said we could possibly do Zoom or Teams
- Mr. Davis spoke on meetings not being any one particular case and are for understanding of processes that everyone is on the same page.

Adjournment