



York City Planning Commission Minutes
Monday, December 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.

*Motion made by Ms. Burgos to accept the minutes as presented, Mr. Davis 2nd.
Unanimous.*

4. Committee reports
 - 1.1. Zoning Hearing Board-emailed

5. Unfinished business

6. New business

7. Zoning appeals

7.1.1 52-2023-Z-V | 129 N. Beaver St. –

- Recommend to [approve/deny] a variance for a use not provided for in the current zoning ordinance. Proposing a Controlled Environment Agriculture (CEA) use in the CBD zoning district.

Mr. Velez made a motion to recommend approval, Mr. Wolfe 2nd. Unanimous.

Paul Minnich, Counsel for Harrisburg University, explained the project – research and science growth unique project. Visual presentation and history about Harrisburg University. Eric Menzer spoke on behalf of St/ John’s Church. He stated that they have an LOI with Harrisburg University for the site and that the church will be allowed to park there on Sundays and some weekday evenings as needed. He stated it is a win-win for all. Tom Englerth from Site Design Concepts spoke as well as Chris Dawson from Chris Dawson Architects. The board asked several questions: Mr. Davis wanted to know why the use is undefined in which Tom stated it is relatively new prior to the last zoning ordinance update of 2011. Ms. Richardson asked

about the project's interaction/coordination with local farmers at each of the markets. Mr. Minnich assured her that there has been many interactions.

47-2023-Z-V-SE | 756 W. Princess 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 756 W. Princess St. in the UN2 zoning district.
Ms. Richardson made a motion to recommend approval, Ms. 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 756 W. Princess St. in the UN2 zoning district.
Ms. Richardson made a motion to recommend approval, Ms. Burgos 2nd. Unanimous.
- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, at 756 W. Princess St. in the UN2 zoning district.
Ms. Richardson made a motion to recommend approval, Ms. Gaines 2nd. Unanimous.

Mr. Tavares had an interpreter. Singl-family conversion to a 2-unit. The board asked if utilities were separated. The applicant said they will be upon approval. Work on this property was already started to convert to a 2-unit prior to Mr. Tavares purchasing the property.

48-2023-Z-V | 48 E. Market St.

- Recommend to [approve/deny] a variance to the waive the height requirements, as defined in section 1304.02-7.02, at 48 E Market St. in the CBD zoning district.
Ms. Burgos made a motion to recommend approval, Mr. Wolfe 2nd. Unanimous.

Luis Rivera from the fence company spoke to that only one section will exceed the ordinance limit of 6'. The fence is being constructed to hide and cover mechanical structures otherwise not very attractive. Also, to shield some noise level as well. Mike GM for Hilton Tapestry Hotels (Yorktowne) states that Hilton requires the structures to be fenced.

49-2023-Z-V | 28 N. Pine St.

- Recommend to [approve/deny] a variance to add a sixth unit to an existing licensed 5 unit, as defined in section 1304.01-1.02, at 28 N. Pine St. in the UN1 zoning district.
Ms. Richardson made a motion to recommend approval, Ms. Gaines 2nd. Johnson nay.

Mr. Lambert, LSL Property Management, stated he thought the sixth unit was included in his prior zoning appeal. It is on the 3rd floor. Separate entrance 727 sq. ft. Studio. Ms. Richardson asked if the pictures in the packet were current. Mr. Lambert said yes.

50-2023-Z-V-SE | 252 Roosevelt 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 252 Roosevelt Ave. in the UN2 zoning district.
Ms. Richardson made a motion to recommend approval, Mr. Wolfe 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 3 units for the property at 252 Roosevelt Ave. in the UN2 zoning district.
Ms. Richardson made a motion to recommend approval, Mr. Velez 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 1304.01-1.02.002, for the property at 252 Roosevelt Ave. in the UN2 zoning district.
Ms. Richardson made a motion to recommend approval, Mr. Wolfe 2nd. Unanimous.
- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, at 252 Roosevelt Ave. in the UN2 zoning district.
Ms. Richardson made a motion to recommend approval, Mr. Velez 2nd. Unanimous.

The applicant spoke about her proposed use. 1st floor 1 bedroom, 2nd floor 2 bedrooms, 3rd floor 2 bedrooms. Blanda Nace spoke in her favor on a previous RDA project that the applicant completes with superior quality and expedite time. Ms. Richardson was confused about her part of the application that stated an ADU above garage. The applicant stated that was her initial intention but when found out that the primary structure needed to be single family owner occupied, she went in this direction. Each unit will have separate kitchens and bathrooms. LD plans and permits will be the next process if zoning approval is gained.

51-2023-Z-V | 839 McKenzie St.

- Recommend to [approve/deny] a variance for relief from setback to add an elevator addition as defined in section 1303.10 d, at 839 McKenzie St. in the RS2 zoning district.
Mr. Velez made a motion to recommend approval, Mr. Wolfe 2nd. Unanimous.

Open Forum

LGAC – to offer training in March 2024. Will keep everyone in the loop on dates and times.

Comprehensive Plan Committee to schedule a meeting with Jessica Fieldhouse prior to January PC meeting.

Upcoming Executive Meetings:

- Submit topics for discussion a week prior to meeting.
Meeting topic will be Comprehensive Plan/Overlay.

Adjournment