



York City Planning Commission Minutes
Monday, January 8, 2024, | 6:00 PM
Council Chambers, City Hall | 101 S George St, York, PA 17401

1. Call to order.
2. Roll call (Johnson, Davis(excused), Velez, Burgos, Wolfe, Richardson, Gaines)
3. Minutes of the previous meeting

Burgos made a motion to approve as submitted, Gaines 2nd. Unanimous.

4. Committee reports
 - 1.1. Zoning Hearing Board-emailed
5. Unfinished business
6. New business

Election of Officers

Chair – Wolfe made a motion to nominate Johnson, Burgos 2nd. Unanimous.

Vice Chair – Richardson made a motion to nominate Velez, Gaines 2nd. Unanimous.

Secretary - Velez made a motion to nominate Burgos, Wolfe 2nd. Unanimous.

Reappointment of Maribel Burgos and Matthew Davis

6.1.1 Jessica Fieldhouse – CS Davidson – presentation and handouts presented to board members.

How we got to this point. Timeline clarity

Dentsply only about 20% timeline running independent.

Want to make sure PC comfortable with moving forward with approval.

Once ready PC will move forward with recommendation to City Council who will then set up public meetings.

- Proposed Redevelopment Overlay

7.1 Land development and subdivision plans

- 244-252 N. George St. – Reverse subdivision 4 parcels into 1. – **Held over until February.**

8. Zoning appeals

8.1.1 1-2024-Z-V | 1000 E. Philadelphia St.

- Recommend to [approve/deny] of a variance to allow a neighborhood barbershop use, as defined in section 1304.01-4.09.006, at 1000 E. Philadelphia St. in the UN2 zoning district.

Applicant stated hours of operation will be 9 a.m. – 7 p.m. 6 days a week

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

2-2024-Z-V | 469 W. Hope Ave.

- Recommend to [approve/deny] a variance for the required number of parking space, as defined in section 1304.01-03. 001.d, at 469 W. Hope Ave. in the UN2 zoning district.

Joe Musso explained the setup of Ms. Bobbi's Place. Zachary King, Director of Ms. Bobbi's Place, spoke on the program as well. All transitional. Zachary explained that each house is approximately 1600 sq. ft. intended for single mothers. The basement on this unit houses the mechanicals.

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

- Recommend to [approve/deny] a variance to allow an apartment combined with commercial, as defined in section 1304.01-03. 001, at 469 W. Hope Ave. in the UN2 zoning district.

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

3-2024-Z-V | 750 E. Princess St.

- Recommend to [approve/deny] a variance for commercial signs exceeding the ordinance size and regulations, as defined in section 1308.08.a2, at 750 E. Princess St. in the RS2 zoning district.

Joe Musso spoke on the signs. Very large lot and store. Most surrounding Sherman and Princess are commercial. 3 years with many improvements. Lighting for signs will not be facing towards residence.

Richardson made a motion to recommend approval, Gaines 2nd. Unanimous.

Adjournment