



York City Planning Commission Minutes
Monday, March 11, 2024, | 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

Burgos made a motion to accept previous minutes, Wolf 2nd. Unanimous.

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

Reappointment of Maribel Burgos and Matthew Davis - approved.

Proposed Redevelopment Overlay – Action Item – Jessica Fieldhouse & Blanda Nace

Recommend [approve/deny] the York City Planning Commission the Residential Redevelopment Overlay draft legislation to the York City Council for permission to formally send the draft legislation to the York County Planning Commission for their MPC-mandated review and to schedule a public hearing at an appropriate time to receive public testimony after adoption of the legislation at York City Council's regularly scheduled meeting on May 21st."

Johnson asked about page 7 – blighted. Velez asked about the Comprehensive Plan timeline.

Johnson made a motion to approve on previously stated public hearing time. Johnson withdrew his motion.

Richardson made a motion to approve Burgos 2nd. Velez nay.

8.1.1 5-2024-Z-SE-V | 800 E. Market St.

Alice Ann Frost explained the project. Johnson asked about current parking-construction.

- Recommend [approve/deny] a variance the required number of parking spaces, as defined in section 1304.01-03. 001.d, at 800 E. Market St. in the UN2 zoning district.
Richardson made a motion, Velez 2nd. Unanimous.
- Recommend to [approve/deny] a special exception use for an Educational Facility - Post Grade 12 or Equivalent pursuant to 1306.1 (c)(3) at 800 E. Market St. in the UN2 zoning district.
Richardson made a motion, Velez 2nd. Unanimous.

9-2024-Z-SE-V | 513 Pennsylvania Ave.

Michael Caum, legal counsel for the applicant, stated that his client bought the property as a 2-unit only later to find out it was not licensed and inspected as such. Applicant has been operating it has a 2-unit. Currently 2 families residing at the address and would like not to put them out. Johnson asked if it was marketed as a 2-unit and Burgos asked if utilities were separated. Yes, to both. Mr. Davis stated that he is running out of patience with people not doing their due diligence. Mr. Willoughby, from the audience, spoke on what can be done to prevent people from purchasing properties that appear to be multi-units but are not licensed and inspected as such.

- 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, 513 Pennsylvania Ave in the RS2 zoning district.
Wolfe made a motion to approve Gaines 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 513 Pennsylvania Ave in the RS2 zoning district.
Wolfe 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 513 Pennsylvania Ave. in the RS2 zoning district.
Wolfe made a motion to approve Burgos 2nd. Unanimous
- Recommend to [approve/deny] of a variance to the required off-street parking spaces found in section 1304.01-1.02.002, for the property at 513 Pennsylvania Ave. in the RS2 zoning district.
Wolfe made a motion to approve Gaines 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 513 Pennsylvania Ave. in the RS2 zoning district.
Wolfe made a motion to approve Burgos 2nd. Unanimous

10-2024-Z-SE-V | 477 Salem Ave.

Mr. Wagstaff spoke on this property giving board members information on his two other rooming houses in York most recently approved. Mr. Davis asked applicant about placing conditions on approval to convert back to single-family upon sale of property. Applicant was fine with that.

- Recommend to [approve/deny] a variance that the building shall be occupied by the owner, as defined in section 1304.02-7.17. b3, at 477 Salem Ave. in the UN2 zoning district.
Davis made a motion to approve with the condition the property be returned to single-family upon sale of the property, Velez 2nd. Unanimous.
- 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 477 Salem Ave. in the UN2 zoning district.
Davis made a motion to approve with the condition the property be returned to single-family upon sale of the property, Velez 2nd. Unanimous.
- Recommend to [approve/deny] a variance that there be 4 off-street parking spaces, as defined in section 1304.02-7.17. b5, at 477 Salem Ave in the UN2 zoning district.
Davis made a motion to approve with the condition the property be returned to single-family upon sale of the property, Velez 2nd. Unanimous.
- Recommend to [approve/deny] a special exception to allow a rooming house, as defined in section 1304.02-7.17, at 477 Salem Ave. in the UN2 zoning district.
Davis made a motion to approve with the condition the property be returned to single-family upon sale of the property, Velez 2nd. Unanimous.

11-2024-Z-SE-V | 591 Linden Ave.

Zachary spoke on project representing the Art's Institute current location being taken by eminent domain. Rob spoke on the organization.

- Recommend to [approve/deny] of a variance to allow the conversion of a house of worship into a specialized instruction use, as defined in section 1304.01-3.03.003, at 591 Linden Ave. in the RS2 zoning district.
Velez made a motion to accept, Wolfe 2nd. Unanimous.

12-2024-Z-SE-V | 748 Madison Ave.-Waiver signed for extension.

Velez made a motion to table, Davis 2nd. Unanimous

- 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, 748 Madison Ave. in the RS2 zoning district.
- 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 748 Madison Ave. in the RS2 zoning district.

- 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 748 Madison Ave. in the RS2 zoning district.
- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, 748 Madison Ave. in the RS2 zoning district.

13-2024-Z-V | 630 S. Pine St.

Blanda Nace representing RDA spoke on behalf of Joe Musso, applicant. RDA to extend the date of agreement. Spoke on how this was the old Simon Photo and has been sitting vacant for a long time and this would be a great use to finally reuse.

- 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 commercial building into 24 units, 9 units by right is allowed for the property 630 S. Pine St. in the MUI1 zoning district.
Davis made a motion to accept, Wolfe 2nd. Unanimous.

Open discussion:

Discussion on buyers and realtors buying and selling homes without doing their due diligence.

Ms. Richardson suggested at the next PC informational session that a PMI attends.

Adjournment