



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

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

*Ms. Burgos made a motion to accept previous minutes, Ms. Gaines 2<sup>nd</sup>. Unanimous.*

4. Committee reports
  - 1.1. Zoning Hearing Board-will be emailed when received.
5. Unfinished business
6. New business

Proposed Redevelopment Overlay – Is with Council. Will sit in committee they wanted to see more on low-income housing and parking.

### 8.1.1

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

**Applicant stat he bought it as a 2-unit. All utilities separated.**

- 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.  
*Mr. Wolfe made a motion to recommend approval, Ms. Burgos 2<sup>nd</sup>. 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 748 Madison Ave. in the RS2 zoning district.  
*Mr. Wolfe made a motion to recommend approval, Ms. Burgos 2<sup>nd</sup>. 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 748 Madison Ave. in the RS2 zoning district.  
*Mr. Wolfe made a motion to recommend approval, Ms. Gaines 2<sup>nd</sup>. Unanimous*

- 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.

*Mr. Wolfe made a motion to recommend approval, Ms. Burgos 2<sup>nd</sup>. Unanimous*

**14-2024-Z-V | 161 W. Jackson St.**

**Applicant was a no show.**

- Recommend to [approve/deny] a variance to allow a perfume store, as defined in section 1304.1.4.07.001, at 161 W. Jackson St. in the MUI2 zoning district.

*Mr. Davis made a motion to table Mr. Wolfe 2<sup>nd</sup>. Unanimous.*

**15-2024-Z-V | 560 Atlantic Ave.**

**Applicant was a no show.**

- Recommend to [approve/deny] a variance that there be 4 off-street parking spaces, as defined in section 1304.02-7.17. b5, at 560 Atlantic Ave. in the RS2 zoning district.
- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 560 Atlantic Ave. in the RS2 zoning district.

*Mr. Davis made a motion to table Ms. Burgos 2<sup>nd</sup>. Unanimous.*

**16-2024-Z-V | 600 W. Market St.**

**The applicant made his case for the extra square footage.**

- Recommend to [approve/deny] a variance to the neighborhood grocery store that the Retail area or area designated for public use shall be limited to 1,000 square feet, as defined in section 1304.01-4.09 (5), 600 W. Market St. in the UN1 zoning district.

*Mr. Wolfe made a motion to recommend approval, Ms. Burgos 2<sup>nd</sup>. Gaines nay.*

**17-2024-Z-SE-V | 502 W. King St.**

**Ms. Morales came in place of applicant. She states the property was already a 2-unit. All utilities separated.**

- 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 502 W. King St. in the UN2 zoning district.

*Mr. Wolfe made a motion to recommend approval, Ms. Burgos 2<sup>nd</sup>. 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 502 W. King St. in the UN2 zoning district.

*Mr. Wolfe made a motion to recommend approval, Ms. Burgos 2<sup>nd</sup>. 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 502 W. King St. in the UN2 zoning district.

*Mr. Wolfe made a motion to recommend approval, Ms. Burgos 2<sup>nd</sup>. Unanimous.*

- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, at 502 W. King St. in the UN2 zoning district.

*Mr. Wolfe made a motion to recommend approval, Ms. Burgos 2<sup>nd</sup>. Unanimous.*

#### **18-2024-Z-SE-V | 879 E. Market St.**

#### **Applicant was a no show.**

- 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 unit into a studio apartment for a total of 4 units for the property 879 E. Market St. in the UN1 zoning district.

*Mr. Davis made a motion to table Mr. Wolfe 2<sup>nd</sup>. Unanimous.*

#### **Blight**

#### **Mr. Wolfe spoke on all criteria met previously. 2 properties are making improvements taken off list.**

144 E. Philadelphia St.  
421-423 W. Hope Ave.  
312 W. Jackson St.  
~~312 S. Penn St.~~  
343 S. Sherman St.  
590 Salem Ave.  
455 S. George St.

~~137 Edgar St.~~

*Mr. Davis declared and certified blighted, Ms. Burgos 2<sup>nd</sup>. Unanimous.*

**Adjournment**