



York City Planning Commission Minutes
Monday, June 10, 2024, | 6:00 PM
Council Chambers, City Hall | 101 S George St, York, PA 17401

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

Burgos made a motion to accept, Wolfe 2nd. Unanimous.

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

7.0 LD/SD

7.11 - 278, 280, 282 Cottage Hill Road

Subdivision – 3 parcels into 4. *Tom Englerth SDC spoke on the subdivision. 2 duplexes attainable in price.*

- Recommend [approve/deny] The Subdivision Plan to subdivide 3 parcels into 4 1333.03.

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

8.1.1

21-2024-Z-SE-V | 637 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, 637 W. Princess St. in the UN2 zoning district.

Wolfe made a motion, 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 637 W. Princess St.in the UN2 zoning district.

Wolfe made a motion, 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 637 W. Princess St. in the UN2 zoning district.

Wolfe made a motion, 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, for the property at 637 W. Princess St. in the UN2 zoning district.

Wolfe made a motion, Burgos 2nd. Unanimous.

Applicant Ryan Beck spoke on his project. Conform property back to 2 unit. All utilities are separated. Purchased as a 2 unit. The applicant only did cosmetic repairs to the property. The applicant stated that others in the block are multi-family. Original gas lines to 3rd floor.

Mr. Johnson asked the applicant several questions.

22-2024-Z-SE-V | 602 Pennsylvania 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, for the property located at 602 Pennsylvania Ave. in the RS2 zoning district.

Velez made a motion, Burgos 2nd Johnson nay.

- 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 located at 602 Pennsylvania Ave. in the RS2 zoning district.

Velez made a motion, 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 602 Pennsylvania Ave. in the RS2 zoning district.

Velez made a motion, 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 located at 602 Pennsylvania Ave. in the RS2 zoning district.

Velez made a motion, Burgos 2nd Johnson nay.

- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02. for the property located at 602 Pennsylvania Ave. in the RS2 zoning district.

Velez made a motion, Burgos 2nd unanimous.

The applicant's appointed spokesperson spoke on the plans for the property. She also stated that the applicant purchased the property as a two unit. Mr. Johnson asked if there is only one utility meter. Applicants stated they will be separated upon approval. Mr. Johnson asked if the back canopy cover was the exit for the 2nd floor. The applicant stated there are 2 exits. The applicant's wife stated they may be able to park in the parking lot adjacent to the property.

Dan Gladfelter 620 Pennsylvania Ave. stated that this property has only been a single family for as long as he has lived there. He stated that the previous owners converted illegally. He stated his issue is with parking. Can't see at intersection.

Comprehensive Plan – Jessica Fieldhouse CSD

Hear comments. Mark up plan send to staff to scan to Jessica. Jessica gave an example of a change that would make conversion to multi-family be an approved by right in all zoning districts. Jessica stated this change/recommendation is in line with the county's comprehensive plan. Looking for adoption by October. Would like to have all the commission in attendance at the open house. Want to go from land use to a form-based code. Equal squares. Where the building will sit. Changes in frontage. Walkability sidewalk, porches etc. Rear loading parking/garages for safety of pedestrians. Intent is not to get into the nitty gritty.

Mr. Johnson stated that if overlay is .5 how is the legislation one space per unit. Is the open house to serve as the commission's public hearing. How will the frontage work? Not a setback but more conformity.

Mr. Johnson work session two week from July's meeting July 23rd at 6.p.m.in city council and advertise in newspaper 2 Sundays before. Send meeting invite.

Ms. Burgos asked what time the open house. 6-8.

Nona Watson – Director of Economic and Community Development spoke on the staff's progress on the plan.

- Open House/Public Meeting.

Adjournment