



York City Planning Commission Minutes  
Monday, July 8, 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, Wolfe, Gaines(excused)).
3. Minutes of the previous meeting

*Burgos made a motion to accept, Davis 2<sup>nd</sup>. Unanimous.*

4. Committee reports
  - 1.1. Zoning Hearing Board-emailed
5. Unfinished business
  - Comprehensive Plan – Jessica Fieldhouse CSD
    - Check in for any questions.
    - Open House/Public Meeting.

*Committee members would like a high-level synopsis of tomorrow night's meeting. One will be provided to members. Mr. Johnson asked for Jessica to explain the Tier System.*

6. New business

7.0 LD/SD

New business

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**7.11 – 610 W. Church Ave.**

Preliminary/Final Land Development Plan - Requested Waiver: Se§1333.03(a)  
Preliminary/Final Plans Requirement: Preliminary/Final Land Development Plan Requirements. Modification: Requesting clarification/waiver that a Land Development plan requirement does not apply to an application for a parking lot addition to an existing building. The proposed plan does not subdivide or include "new" building structures, which does not apply under the Land Development definition. A Storm Water Management/Erosion & Sedimentation Control Plan will be submitted later for approval by the City's Engineer and Zoning Officer. The possible future intended use would fall under Motor Vehicle Service, which is a permitted use in the EC district. The Storm

Water Management/Erosion & Sedimentation Control Plan will follow section 13.09 parking regulations once designed.

- Recommend [approve/deny] to waive SD/LD Plans

*The applicant provided a concept plan. Additional parking to the west. Asking for a waiver for full blown land development. Will submit stormwater separately. Will meet screening and buffering.*

*Mr. Johnson asked the applicant to explain the stormwater plan. The applicant stated a capture and release system underground.*

*Wolfe made a motion to waiver the SD/LD plans, Burgos 2<sup>nd</sup>. Unanimous.*

### 8.1.1

#### 23-2024-Z-V | 702 Chestnut St

- Recommend [approve/deny] of a variance that the building shall be occupied by the owner of the property as found in section 1304.02.7.17, for the property at 702 Chestnut St. in the UN2 zoning district.

*Davis recommended approval, Burgos 2<sup>nd</sup>. Unanimous.*

- Recommend to [approve/deny] of a variance to add a fifth room to an existing 4 room rooming house as found in section 1304.02.7.17, for the property at 702 Chestnut St. in the UN2 zoning district.

*Davis recommended approval, Burgos 2<sup>nd</sup>. Unanimous.*

Applicant gave history on the property. Added an additional refrigerator. Mr. Johnson stated that the property looks well maintained.

#### 24-2024-Z-V | 500 W. College Ave.

- Recommend [approve/deny] of a variance to allow multi-family use conversion from a different use, as defined in section 1304.01-1.02.002 for the property located at 500 W. College Ave. in the EC zoning district.

*Davis recommended approval for the multi-family use, Burgos 2<sup>nd</sup>. Unanimous.*

Attorney McNeil spoke on behalf of the project. Owned by the Redevelopment Authority. First step of the project recently known as Dentsply. 15 parcels for this phase. Mixed Use commercial and residential. Mr. Johnson asked if they were here just for the variance for multi-family use. Will do LD/SD in the future.

178 units within existing buildings. Smaller units. Price point appropriate for workforce units. Workforce explanation is a price point attainable to your typical blue-collar worker. Adaptive reuse.

**25-2024-Z-V | 245 E. Cottage Pl.**

- Recommend [approve/deny] of a variance to subdivide residential lot to remove industrial structure and have only residential use on lot. Subdivision creates a lot that is smaller in area and lot width than required.

*Davis recommended approval, Burgos 2<sup>nd</sup>. Unanimous.*

Joe Musso spoke on the variance. Mr. Musso said the adjacent lots are much smaller and this would fit with the surrounding properties. Mr. Johnson asked about a timeline to complete the project. Moving along.

**Adjournment**