



**York City Planning Commission Agenda**  
Monday, August 12, 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)
3. Minutes of the previous meeting
4. Committee reports
  - 1.1. Zoning Hearing Board-emailed
5. Unfinished business
  - Comprehensive Plan – Jessica Fieldhouse CSD
    - Check in for any questions.

**New business**

**7.0 LD/SD**

**7.11 – 630 S. Pine St.**

- As noted above, the lots were plotted from existing deeds and a survey was not performed. No changes are proposed to perimeter lot lines, and both parcels are in the same ownership. The plan involves the relocation of an interior lot line only, and many of the lot corners are covered by existing buildings. The owner is requesting a waiver to the requirement to place monuments and markers as required by Section 1336.01, and the request was added to the plan.
- The owner has requested a modification of the requirement to provide a preliminary plan. That waiver request has been added to the plan.
- Recommend [approve/deny] to waive SD/LD Plans.

**7.12 – 1520 Pennsylvania Ave. Rutters #25**

M&G Realty and CHR Corp. are hereby respectfully requesting a waiver of Land Development associated with the redevelopment of the Rutter's convenience store located at the intersection of Route 30 and Pennsylvania Avenue. The work associated with this redevelopment includes removal of the existing car wash, relocation of the existing dumpster enclosure and expansion of the building. The convenience store building is currently 5,512 SF and will increase by 1,340 SF for a total size of 6,852 SF. The proposed building expansion will allow for larger coolers, new larger bathrooms and an overall remodel of the interior of the store. An exhibit plan of the proposed redevelopment of the site is attached for reference.

**CS Davidson:** Since there are no engineering concerns, you may pass along to the PC that staff recommends approval of the waiver based on the lack of any impact to traffic or stormwater.

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

### **8.1.1**

#### **27-2024-Z-V | 707 S. Pine St**

- Recommend [approve/deny] of a variance that the lot is not large enough to build a single-family dwelling as found in section 1303.10, for the property at 707 S. Pine St. in the RS2 zoning district.
- Recommend [approve/deny] of a variance that the lot is not wide enough to build a single-family dwelling as found in section 1303.10, for the property at 707 S. Pine St. in the RS2 zoning district.
- Recommend [approve/deny] of a variance that the lot cannot meet current setbacks to build a single-family dwelling as found in section 1303.10, for the property at 707 S. Pine St. in the RS2 zoning district.

Blight:

539 W. King St.  
528 Dallas St.  
400 S. Sherman St.  
630 W. Market St.  
632 W. Market St.  
324 Smith St.

#### **Adjournment**