



York City Planning Commission Minutes  
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(absent), Davis, Wolfe(excused), Gaines, Moore)
3. Minutes of the previous meeting- *Mr. Davis made a motion to approve Mr. Velez 2<sup>nd</sup>. Unanimous.*
4. Committee reports
5. Zoning Hearing Board-**emailed- Unfinished business**  
Comprehensive Plan – Jessica Fieldhouse CSD
  - Check in for any questions.

Jessica Fieldhouse looking for recommendations to finalize the draft sent to City Council. YCPC marked up draft and return to Jessica and me. Public Open House went well.

Recommend [approve/deny] for draft Comprehensive Plan to move forward to City Council.

*Davis made a motion to approve, Ms. Gaines 2<sup>nd</sup>. Unanimous.*

New business

**7.0 LD/SD**

**7.11 – 630 S. Pine St. No Show**

- 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 to [approve/deny] to waive the requirement to place monuments and markers as required by Section 1336.01.

*Davis made a motion to approve, Mr. Velez 2<sup>nd</sup>. Unanimous.*

- Recommend [approve/deny] to waive preliminary plans.

*Davis made a motion to approve, Mr. Velez 2<sup>nd</sup>. Unanimous.*

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

*Davis made a motion to approve, Mr. Velez 2<sup>nd</sup>. Unanimous.*

*Mr. Davis to table until end of meeting, Ms. Gaines 2<sup>nd</sup>. Unanimous.*

*Ms. Gaines made a motion to place back on agenda, Mr. Davis 2<sup>nd</sup>. Unanimous.*

*Blanda Nace spoke on behalf of the owner Steven Buffington. Spoke on separation shift to separation. Spoke on the 2 waivers that were requested.*

## **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.

*Ms. Gaines made a motion to approve, Mr. Davis 2<sup>nd</sup>. Unanimous.*

### **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.

*Mr. Davis made a motion to approve, Ms. Gaines 2<sup>nd</sup>. Unanimous.*

- 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.

*Mr. Davis made a motion to approve, Ms. Gaines 2<sup>nd</sup>. Unanimous.*

- 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.

*Mr. Davis made a motion to approve, Ms. Gaines 2<sup>nd</sup>. Unanimous*

*Applicant spoke on plans to build a house on the proposed 2 lots to be done reverse subdivision. Will center new house.*

Blight:

539 W. King St.

- Recommend [approve/deny] to blight the property at 539 W. King St.

528 Dallas St.

- Recommend [approve/deny] to blight the property at 528 Dallas St.

400 S. Sherman St.

- Recommend [approve/deny] to blight the property at 400 Sherman St.

*Blanda Nace spoke on behalf of the surrounding neighbors that want something done a real eye sore.*

*Mr. Johnson asked Mr. Nace on any future suggestions. He replied to no.*

630 W. Market St.

- Recommend [approve/deny] to blight the property at 630 W. Market St.

632 W. Market St.

- Recommend [approve/deny] to blight the property at 632 W. Market St.

324 Smith St.

- Recommend [approve/deny] to blight the property at 324 Smith St.

**Adjournment**