



York City Planning Commission Minutes  
Monday, February 10, 2025, | 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, Moore)
3. Minutes of the previous meeting

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

4. Committee reports
  - 1.1. Zoning Hearing Board-emailed

Unfinished business

New business

**7.1.1 Land development and subdivision plans**

500 W. College Ave. – Lofts at York Creek

Plan review – Letter given to board members for review.

***Joe Stein, Warehaus, stated owners on their way. Redevelopment of 500 W. College Ave. to convert industrial spaces into residential lofts. Parking enhancements, lot clean up lot consolidation. Waiver for preliminary plan. NPDES permit. Individual. Explain what a NPDES permit is. Over an acre of disturbance. Phase II separate LD. Issues with review letter were asked of Joe by Mr. Johnson. PA water a little bit of a challenge sewer. Stormwater retention plan not in phase 1. No new construction in phase 1 as explained by Joe.***

***Discussed in length the zoning comments. Joe asked if the board had any questions for him before they come back. No other questions.***

## Zoning Cases

### 8.1.1

#### 5-2025-Z-SE-V | 1239 Roosevelt Ave.

- Recommend to [approve/deny] of a variance for an expansion, alteration, or replacement of the nonconformity as defined in section 1306.01.C.2(c) at 1239 Roosevelt Ave. in the EC zoning district.

*Mr. Davis recommended approval, Ms. Gaines 2<sup>nd</sup>. Unanimous.*

- Recommend to [approve/deny] of a variance for dimensional requirements of new proposed parking as defined in section 1309.03(d) at 1239 Roosevelt Ave. in the EC zoning district.

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

- Recommend to [approve/deny] of a variance for rear setback as defined in section 1303.14 at 1239 Roosevelt Ave. in the EC zoning district.

*Mr. Davis recommended approval, Ms. Gaines 2<sup>nd</sup>. Unanimous.*

- Recommend to [approve/deny] of a variance for side setback as defined in section 1303.14 at 1239 Roosevelt Ave. in the EC zoning district.

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

**Applicant Ras Dean spoke about the project. He is planning to build up on existing rear building on the motel. The lot is situated between 2 lots. He was told he must go through zoning first. Ms. Griffin stated to the board that applicant can extinguish lot line. She also asked if dispute with neighbor. Mr. Davis asked about the dimensional parking.**

**Neighbor Charmaine Nieman with Barley Snyder for 1231 Roosevelt Ave. neighbor is still concerned about the lot line. It is a driveway now. Charmaine and Mr. Dean had a discussion. Mr. Davis asked how it would affect things. Mr., Dean explained about it is**

#### 6-20256-Z-SE-V | 222 S. Pine 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, 222 S. Pine St. in the UN2 zoning district.

*Mr. Velez recommended approval, Mr. Davis 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 222 S. Pine St. in the UN2 zoning district.

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

- Recommendation 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 222 S. Pine St. in the UN2 zoning district.

*Mr. Velez recommended approval, Mr. Davis 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, 222 S. Pine St. in the UN2 zoning district.

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

**Applicant Sam Lapp explained that he bought the property as a 2 unit. Later he found out it was not. Sold the property a year later and told the buyer he would come to Zoning for him. Showing since 1/24 was only as one.**

## **Adjournment**