



York City Planning Commission Minutes  
Monday, April 14, 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 – February

*Mr. Wolfe made a motion to accept, Mr. Moore 2<sup>nd</sup>. Unanimous*

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

Unfinished business

New business

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. **February**
- Recommend to [approve/deny] a variance for off-street parking requirements as defined in section 1304.01.4.05.002(d) at 1239 Roosevelt Ave. in the EC zoning district.

*Mr. Davis made a motion to recommend approval, Ms. Gaines 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. **February**
- 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. **February**

**Mr. Dean spoke to the new parking requirements. He does not include the previous 12 spots of parking as the dispute has yet to be resolved.**

**9-20256-Z-SE-V | 424 Park St. – Tabled from ZHB March**

- 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 at 424 Park. in the RS2 zoning district.

*Mr. Wolfe made a motion to recommend approval, Ms. Burgos 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 at 424 Park. in the RS2 zoning district.

*Mr. Wolfe made a motion to recommend approval, Ms. Burgos 2<sup>nd</sup>. 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 424 Park. in the RS2 zoning district.

*Mr. Wolfe made a motion to recommend approval, Mr. Moore 2<sup>nd</sup>. 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 424 Park. in the RS2 zoning district.

*Mr. Wolfe made a motion to recommend approval, Mr. Velez 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, for the property at 424 Park. in the RS2 zoning district.

*Mr. Wolfe made a motion to recommend approval, Ms. Burgos 2<sup>nd</sup>. Unanimous.*

**The applicant spoke to his intent of this property. His daughter spoke for her father translated. He wants to convert the house to 2 units. He has owned the house for 16 years. The owner lives on the 2nd floor. Bought house as a 2 unit. Utilities are divided. He has been renting it as 2 units all the time. Inspection was done and found out not to be licensed. Wants to rectify the issue.**

**10-2025-Z-SE-V | 1023 S. Queen 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, 1023 S. Queen St. in the UN2 zoning district.

*Mr. Davis made a motion to recommend approval, Ms. Gaines 2<sup>nd</sup>. Moore 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 3 units for the property 1023 S. Queen St. in the UN2 zoning district.

*Mr. Davis made a motion to recommend approval, Ms. Gaines 2<sup>nd</sup>. Moore Nay.*

- 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 1023 S. Queen St. in the UN2 zoning district.

*Mr. Davis made a motion to recommend approval, Ms. Gaines 2<sup>nd</sup>. Moore Nay.*

- 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 1023 S Queen St. in the UN2 zoning district.

*Mr. Davis made a motion to recommend approval, Mr. Velez 2<sup>nd</sup>. Moore and Gaines Nay.*

- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, 1023 S. Queen St. in the UN2 zoning district.

*Mr. Davis made a motion to recommend approval, Ms. Gaines 2<sup>nd</sup>. Moore Nay.*

**The applicant spoke on this property. The applicant stated it was already converted to a 3 unit. Resident Shirley Towles is concerned about the already problem with parking. The applicant stated he is landlocked. The residents stated that they were still worried about parking. Pine and Irving. 2 car garage in rear. She represents all the neighbors.**

#### **11-2025-Z-SE-V | 727 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, 727 W. Princess St. in the UN2 zoning district.

*Mr. Davis made a motion to recommend approval, Mr. Wolfe 2<sup>nd</sup>. Mr. Johnson abstains*

- 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 727 W. Princess St. in the UN2 zoning district.

*Mr. Davis made a motion to recommend approval, Mr. Wolfe 2<sup>nd</sup>. Mr. Johnson abstains*

- 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 727 W. Princess St. in the UN2 zoning district.

*Mr. Davis made a motion to recommend approval, Mr. Wolfe 2<sup>nd</sup>. Mr. Johnson abstains*

- 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 727 W. Princess St. in the UN2 zoning district.

*Mr. Davis made a motion to recommend approval, Mr. Wolfe 2<sup>nd</sup>. Mr. Johnson abstains*

- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, 727 W. Princess St. in the UN2 zoning district.

*Mr. Davis made a motion to recommend approval, Mr. Wolfe 2<sup>nd</sup>. Mr. Johnson abstains*

**The applicant's Heather Rineer spoke on this property. She prepared all the plans. Property is currently vacant. The applicant has owned since September 2023. Been vacant since purchased. Then stated there is a current tenant. The applicant wants to split utilities.**

**12-2025-Z-V | 512 Prospect St.**

- Recommend to [approve/deny] a variance that each room be larger than 250 sq ft, as defined in section 1304.02-7.17. b1, at 512 Prospect St. in the UN2 zoning district.

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

- 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 512 Prospect St. in the UN2 zoning district.

*Mr. Davis made a motion to recommend approval, Mr. Wolfe 2<sup>nd</sup>. Unanimous.*

- Recommend to [approve/deny] a variance that there be 4 off-street parking spaces, as defined in section 1304.02-7.17. b5, at 512 Prospect St. in the UN2 zoning district.

*Mr. Davis made a motion to recommend approval, Mr. Wolfe 2<sup>nd</sup>. Unanimous.*

- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 512 Prospect St. in the UN2 zoning district.

*Mr. Davis made a motion to recommend approval, Mr. Wolfe 2<sup>nd</sup> with the condition that upon the sale of the property it be converted back to a single family. Unanimous.*

**The applicant spoke on the intent of this property. The applicant stated that there will be 5 people living at the property at any one time. Mr. Moore asked about this use helping affordable housing crisis and whether there are more people in this neighbor seeking this type of housing. The applicant stated he was not sure about this neighborhood particularly but knows there are more people in York City now than years ago that have a need for this type of housing. Mr. Wolfe asked the applicant if upon sale of the property would be willing to convert back to a single family and the applicant stated yes.**

**13-2025-Z-SE | 250 E. Market St.**

- Recommend to [approve/deny] of a special exception to allow Educational Facility – Grades K-12 or equivalent use, as defined in section 1304.01-3.03.001, 250 E. Market St. in the UN2 zoning district.

*Mr. Davis made a motion to recommend approval, Ms Burgos 2<sup>nd</sup>. Ms. Gaines abstains she works for York City School District.*

Ms. Gaines abstains; she works for York City School District. Mr. Jeffrey Gettle, attorney for the school district, spoke at great lengths about the project. In attendance was many more school districts representatives including Dr. Berry-Brown – Superintendent. In summary the district intends to utilize this building for Bearcat Cyber Academy. The students will only be in the building on designated days for tutoring. They can also use the building for other administrative things. Their position is they meet the requirements of the ordinance. The footprint will remain the same with 59 parking spaces. Mr. Johnson asked how many staff will be present on any given day. 17 staff, 2 full-time staff, 2 for registration and 1 plant manager. 25 total immediately. Mr. Davis was concerned about if they ever would convert to a traditional school that the traffic pattern would be a nightmare. Dr. Berry-Brown stated that would never happen as they have no playground, recreation area, or cafeteria. Resident Dave Newby @ 21 S. Pine St. was concerned about quality of life. Parking is bad in that neighborhood Mr. Newby stated and was wondering if they would still be able to utilize overnight parking there. Mr. Gettle stated that the district would not commit to anything at this time. Mr. Moore wanted to know the type of curriculum that would be taught. Dr. Berry-Brown stated that traditional teaching in a non-traditional setting. Any IT opportunities. Yes.

14-2025-Z-V | 550 W. College Ave.

- Recommend to [approve/deny] of a variance for off-street parking requirements to reduce to 301 as defined in section 1309.03(d) at 550 W. College Ave. in the EC zoning district.

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

Ms. Stacey MacNeal, attorney for the developer, spoke on behalf of the project. Jason Wheeler was in attendance as well as a traffic expert. Several people from the development team were also in attendance. This is Phase 1 of the project “The Lofts at York Creek”. Ms. MacNeal stated that the ordinance allows for a traffic study for various times of day. They anticipated original study would be sufficient but now has supplied a revised study. This revised study was given to all board members, me and Monty. They are requesting a variance for residential use, storage units, fitness center, and other retail space to be determined. They can provide 301 parking spaces; the requirement calls for 469 parking spaces. Ms. MacNeal feels that our requirements exceed the state’s. Shared parking analysis is at 1.5 spaces per unit. Similar types of parking are 1 space for a 1 bedroom. Ms. MacNeal spoke on some of the time frames of the study. She believes they have more than enough parking spaces on site. Mr. Johnson asked about the upcoming townhouses. They will have driveways and garages and are not included in this study.

Adjournment