



York City Planning Commission Agenda
Monday, June 9, 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
4. Committee reports
 - 1.1. Zoning Hearing Board-emailed

Unfinished business

New business

7.1.1

LD/SD:

15 E. Philadelphia St. – Lot Consolidation Plan

- Recommend to [approve/deny] a request for LD Waiver at 15 E. Philadelphia St. in the CBD zoning district.
- Recommend to [approve/deny] to waive preliminary subdivision plan at 15 E. Philadelphia St. in the CBD zoning district conditioned upon. A waiver Section 1333.03, which requires the submission and approval of a preliminary plan prior to consideration of a final plan. Alternative/Justification: Since the proposed subdivision plan is a single-phase project the submittal of a Final Subdivision Plan is requested.
- Recommend to [approve/deny] lot consolidation for 15 E. Philadelphia St. in the CBD zoning district.

127 N. Broad St.

- Recommend to [approve/deny] a request for LD Waiver at 127 N Broad St. in the UN2 zoning district.

319 Chestnut St.

- Recommend to [approve/deny] waive preliminary plan The plan is required to be submitted and approved prior to the submission of a final plan (1333.03). The applicant has requested a modification of this requirement and proposed proceeding directly to final plan approval.

- Recommend to [approve/deny] waiving the planting of street trees is mandatory on both sides of the street in accordance with the land development plan (1336.09). The applicant has requested a modification of this requirement based on the sanitary sewer easement within the vicinity.
- Recommend to [approve/deny] waiving the installation of street lighting improvements shall be the responsibility of the developer (1336.11). The applicant has requested a modification of this requirement due to no other street lighting being present in the vicinity of the project.
- Recommend to [approve/deny] land development plan for 319 Chestnut St.

260 N. Beaver St.

- Recommend to [approve/deny] waive preliminary plan The plan is required to be submitted and approved prior to the submission of a final plan (1333.03). The applicant has requested a modification of this requirement and proposed proceeding directly to final plan approval.
- Recommend to [approve/deny] waiver of Section 1336.01.C requiring the setting of concrete monuments. The applicant has requested a modification of this requirement due to existing site conditions to allow the setting of steel pins and mag nails.
- Recommend to [approve/deny] The final subdivision plan for Statewide Partners, LLC conditioned upon the satisfaction of the items identified in the review letter of the city dated 4-30-2025.

Zoning Cases

8.1.1

16-2025-Z-V | 300 E. King St.

- Recommend to [approve/deny] a variance for off-street parking requirements as defined in section 1304.01.4.05.002(d) at 300 E. King St. in the UN2 zoning district.
- Recommendation to [approve/deny] a dimensional variance for Apartment Combined with a Commercial Use found in section 1304.01-1.03.001, to add a unit conversion of a neighborhood store and one unit into 2 units for the property 300 E. King St. in the UN2 zoning district.

18-2025-Z-SE-V | 357 E. Market 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, for the property at 357 E. Market St. in the UN2 zoning district.
- 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 357 E. Market St. in the UN2 zoning district.
- 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 at 357 E. Market St. in the UN2 zoning district.
- 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 357 E. Market St. in the UN2 zoning district.
- 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 357 E. Market St. in the UN2 zoning district

Adjournment