



**York City Planning Commission Minutes**  
**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-excused, Wolfe-excused, Gaines, Moore-excused)**
3. **Minutes of the previous meeting**

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

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

**Unfinished business**

**New business**

**7.1.1**

**LD/SD:**

**15 E. Philadelphia St.**

- Recommend to [approve/deny] a request for LD Waiver at 15 E. Philadelphia St. in the CBD zoning district. The city will support the waiver, but does not support vacation of Gas Ave.

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

- 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.

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

- Recommend to [approve/deny] lot consolidation for 15 E. Philadelphia St. in the CBD zoning district.

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

Staff Review provided.

**Applicant explained that he will not be seeking a street vacation of the alley.**

127 N. Broad St.

- Recommend to [approve/deny] a request for LD Waiver at 127 N Broad St. in the UN2 zoning district. Staff do not support the LD waiver as submitted and stated on staff review.

*Ms. Burgos made a motion to recommend approval conditioned upon a construction bond for public improvements. Ms. Gaines 2<sup>nd</sup>. Unanimous*

Staff Review provided.

**The applicant stated he is willing to provide a public improvements bond on the construction permit.**

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. We recommend approval conditioned upon response to the city's review.

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

- 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.

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

- 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.

*Mr. Velez made a motion to recommend approval Ms. Burgos 2<sup>nd</sup>. Gaines nay. Unanimous.*

- Recommend to [approve/deny] land development plan for 319 Chestnut St.

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

**The board asked about why they are waving lighting and trees. The applicant stated there is sufficient lighting adjacent to the site. Blanda Nance asked about the internal lighting for the parking lot. Lighting will be on the building. Light path will maintain the entire property with the leaseholds. The old jail will also be maintained until they decide on redevelopment.**

Staff Review provided.

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. We recommend approval conditioned upon response to the city's review.

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

- Recommend to [approve/deny] waiving monuments and markers shall be placed by a professional engineer or registered land surveyor (1336.01.C). The applicant has requested a modification of this requirement due to existing site conditions. Set steel pins and mag nails.

*Mr. Velez made a motion to recommend approval for modification Ms. Burgos 2<sup>nd</sup>. Unanimous*

- Recommend to [approve/deny] The applicant currently shows the existing paved bituminous trail for the York Rail Trail running through the proposed subdivided lots with no dedicated easement or right-of-way. The applicant shall address the need for a dedicated right-of-way or easement to be dedicated to the City of York to encapsulate the existing rail trail path.

*Mr. Velez made a motion to recommend approval conditioned upon satisfaction of City's review. Ms. Burgos 2<sup>nd</sup>. Unanimous*

**Blanda Nace spoke representing RDA to satisfy DCNR on the rail trail entrance on this lot. Cleaning up lot lines at this point. Some to be returned to city ownership to be sold to Statewide. Met-Ed easement will be extinguished. Request for modification. Knows the land has been surveyed a lot. Magnetic replacement for concrete monuments needs to be revised on the upcoming zoning re-write per Mike Johnson.**

**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 1304.01.1.03.001(d) at 300 E. King St. in the UN2 zoning district.

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

- Recommendation to [approve/deny] of 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.

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

**The applicant had an attorney from CGA law firm to speak in his behalf. She stated that this was like this since 1993 and had previously been family living in the said unit. Monty stated that the city was always told the unit was being used as storage and not allowed to gain access for inspection until most recently by tenant.**

#### 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.

*Mr. Velez 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 357 E. Market St. in the UN2 zoning district.

*Mr. Velez made a motion to recommend approval Ms. Gaines 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 at 357 E. Market St. in the UN2 zoning district.

*Mr. Velez made a motion to recommend approval Ms. Gaines 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 357 E. Market St. in the UN2 zoning district.

*Mr. Velez made a motion to recommend approval Ms. Burgos 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 357 E. Market St. in the UN2 zoning district

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

**The applicant stated that he and his partner purchased the property as commercial on the first floor. All utilities are separated. Street parking on both sides. Currently set up as 2 units. Lost commercial on first floor some time ago. Separate entrances to each apartment.**

### **Adjournment**