



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

Unfinished business

New business

7.1.1

LD/SD:

1237 Roosevelt Ave.

- Recommend [approve/deny] a request for LD Waiver at 1237 Roosevelt Ave. in the EC zoning district. REQUEST WAIVER of "TITLE THREE - Subdivision and Land Development, ARTICLE 1333

The staff, as a whole, recommend to deny the LD waiver request due to lack of bonding, the concern of not having a clear, standalone plan for the scope and limits of Phase 1 improvements. We will evaluate Phase 1 in the event Phase 2 does not happen for a long time, or does not happen at all.

2206 Pennsylvania Ave.

- Recommend [approve/deny] a request for LD Waiver at 2206 Pennsylvania Ave. in the EC zoning district. REQUEST WAIVER of "TITLE THREE - Subdivision and Land Development, ARTICLE 1333

The applicant had filed a Final Land Development Plan previously for a large project but has since elected to reduce the scope of the Project. When the Applicant decides to move forward with the larger project and building expansion, a formal Land Development Plan submission will be completed at that time for the City's staff and Council's review. Staff support an LD waiver.

Zoning Cases

8.1.1

19-2025-Z-SE-V | 335 W. Philadelphia 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 335 W. Philadelphia 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 section 1304.01-1.02.002(c)(1) for the property at 335 W. Philadelphia 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(d), for the property at 335 W. Philadelphia 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 335 W. Philadelphia St. in the UN2 zoning district

Adjournment