



York City Planning Commission Minutes
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-absent, Moore)
3. Minutes of the previous meeting

Mr. Wolfe made a motion to accept the minutes, Mr. Davis 2nd unanimous.

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

Unfinished business

New business

7.1.1

LD/SD:

1237 Roosevelt Ave. – NO SHOW

- 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

Mr. Davis made a motion to table, Mr. Wolfe 2nd. Unanimous.

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.

Adam Anderson spoke on this project previous LD was previously approved but project is now much smaller. Stormwater has been submitted. LD plan was withdrawn. NPDES was costly. Slight increase in impervious is along with Stormwater.

Mr. Velez made a motion to recommend approval for the LD Waiver, Mr. Davis 2nd. Unanimous.

Zoning Cases

8.1.1

19-2025-Z-SE-V | 335 W. Philadelphia St.

Summer from CGS Law firm spoke on the property. She stated they can provide the required parking. All ingress and egress separated. John from SPG Capital was also present. John stated the property had always been set up as a 2-unit. 2 of everything. Mr. Johnson asked if SPG was trying to bring it into compliance. Mr. Johnson also asked were all utilities separated. SPG stated there are 4 parking spaces that are stacked.

- 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.

Mr. Davis made a motion to recommend approval, Ms. Burgos 2nd. Unanimous.

- 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.

Mr. Davis made a motion to recommend approval, Ms. Burgos 2nd. Unanimous.

- 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.

Applicant can provide the appropriate parking.

- 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.

Mr. Davis made a motion to recommend approval, Ms. Burgos 2nd. Unanimous.

Adjournment