



York City Planning Commission Agenda
Monday, October 13, 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:

462-464 W. Market St. – Doctor’s Row 462, LLC.

- Recommend [approve/deny] a request for LD Waiver at 1237 Roosevelt Ave. in the UN2 zoning district. REQUEST WAIVER of “TITLE THREE - Subdivision and Land Development, ARTICLE 1333

Staff recommend waiver approval contingent on Zoning approval.

For review and comment, motion would be to recommend approval.

- Recommend [approve/deny] amending Part Thirteen (Planning and Zoning Code), Title One (Zoning Ordinance) of the City of York Codified Ordinances, Article 1302 (Definitions) to provide for definitions related to Vape and Smoke Shops, Article 1303 to provide for Vape and Smoke Shops as a permissible use in the EC district, and Article 1304 (Use Definitions, General Provisions, Accessory Uses, Conditional Uses, and Special Exception Use Requirements) to include regulations governing a Vape and Smoke Shop use within the City.

Staff recommends approval.

Zoning Cases

8.1.1

27-2025-Z-V | 476 W. Market St.

- Recommend to [approve/deny] a variance to allow an apartment combined with commercial use, as defined in section 1304.01-1.03.001, for the property at
- 476 W. Market St. in the UN2 zoning district.

28-2025-Z-SE-V | 462-464 W. Market St.

- 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 convert an existing/vacant building to multi-family affordable housing for seniors with 8 efficiency and 7 one-bedroom apartments for the property at 462-464 W. Market St. in the UN2 zoning district.
- Recommendation to [approve/deny] of a variance for maximum total impervious found in section 1303.12(d), to convert an existing/vacant building to multi-family affordable housing for seniors with 8 efficiency and 7 one-bedroom apartments for the property at 462-464 W. Market St. in the UN2 zoning district.
- Recommendation to [approve/deny] of a variance for maximum total minimum open space found in section 1303.12(d), to convert an existing/vacant building to multi-family affordable housing for seniors with 8 efficiency and 7 one-bedroom apartments for the property at 462-464 W. Market St. in the UN2 zoning district.
- Recommendation to [approve/deny] of a variance for off-street parking and width of parking stalls and aisles found in section 1309.03(d), to convert an existing/vacant building to multi-family affordable housing for seniors with 8 efficiency and 7 one-bedroom apartments for the property at 462-464 W. 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 462-464 W. Market St. in the UN2 zoning district.

29-2025-Z-SE-V | 373 W. Market St.

- Recommend to [approve/deny] a variance to allow up to 18 occupants as defined in §1304.01,1.04.001(b) at 373 W. Market St. in the CBD zoning district.
- Recommend to [approve/deny] of a variance for a group home 6-8 occupants to allow up to 18 as defined in §1304.01,1.04.001(b) at 373 W. Market St. in the CBD zoning district.

Adjournment