



York City Planning Commission Minutes  
Monday August 11, 2025, | 6:00 PM  
Council Chambers, City Hall | 101 S George St, York, PA 17401

1. Call to order.
2. Roll call (Johnson-absent, Velez-absent, Burgos-absent, Davis, Wolfe, Gaines-absent, Moore)
3. Minutes of the previous meeting

*Mr. Wolfe made a motion to accept the minutes, Ms. Gaines 2<sup>nd</sup> unanimous.*

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

*Mr. Davis made a motion to table, Mr. Wolfe 2<sup>nd</sup>. Unanimous.*

*The staff 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.*

**Mr. Dean stated that phase II was never proposed only for parking. It was only proposed to make parking for phase I.**

*Mr. Wolfe made a motion to approve the land development waiver, MS. Gaines 2<sup>nd</sup>. Unanimous.*

## Zoning Cases

### 8.1.1

#### 20-2025-Z-V | 371 W. Philadelphia St.-**Tabled**

- Recommend to [approve/deny] a variance to allow motor vehicle sales, repair & rental, as defined in section 1304.01-4.06.001, for the property at 371 W. Philadelphia St. in the UN2 zoning district

*Mr. Wolfe made a motion to table, Mr. Moore 2<sup>nd</sup>. Unanimous.*

#### 21-2025-Z-V | 713 Manor St.

- Recommend to [approve/deny] a variance to allow Child Care Center, as defined in section 1304.01-3.06.001, for the property at 713 Manor St. in the UN2 zoning district.

**Liz Townsend spoke to just adding a daycare center to the existing church. Zipporah Erskine spoke on who she is Born and raised in York. She wants to add her daycare to the church. She has attended this church since age 1. She has attended York City schools and has worked for various city organizations. They currently own Jack and Jill nursery in Spring Garden Township. Child development comes from ages 0-5 years of age. She brought her child coach with her. She has helped her a lot. Yamily Appleby is the child coach helping Zipporah. They all the way through licensing. She received a competitive grant to add to this daycare. The need for the childcare around McKinley is greatly needed. All centers have wait lists. This is why ECHO was created. She is also a parent with this daycare. Darlene Leonard spoke on behalf of her daughter, who also owns Jack and Jill and has run many organizations in York City. They are here to help parents when this is their last option. Marshall Leonard spoke on behalf of his wife and daughter and mentioned she also helped run his halfway houses. If passed, they will give it all they got.**

*Mr. Wolfe made a motion to approve, Ms. Gaines 2<sup>nd</sup>. Unanimous.*

#### 22-2025-Z-SE-V | 601 Girard Ave.

- 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 601 Girard Ave. in the RS2 zoning district.

*Mr. Wolfe made a motion to approve, Mr. Moore 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 601 Girard Ave. in the RS2 zoning district.

*Mr. Wolfe made a motion to approve, Mr. Moore 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 section 1304.01-1.02.002(c)(1) for the property at 601 Girard Ave. in the RS2 zoning district.

*Mr. Wolfe made a motion to approve, Mr. Moore 2<sup>nd</sup>. Unanimous.*

- Recommend to [approve/deny] a variance to the required off-street parking spaces found in section 1304.01-1.02.002(d), for the property at 601 Girard Ave. in the RS2 zoning district.

*Mr. Wolfe made a motion to approve, Mr. Moore 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 601 Girard Ave. in the RS2 zoning district

*Mr. Moore made a motion to approve, Ms. Gaines 2<sup>nd</sup>. Unanimous.*

**Ernestina Glace, owner spoke on behalf of the property. She stated she bought the property as a 2 unit. Previous owner converted back to single-family because of the trash collection. She would like to convert it back to 2-unit.**

**23-2025-Z-SE-V | 210 N. Albemarle 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 210 N. Albemarle St. in the UN2 zoning district.

*Mr. Wolfe made a motion to approve, Mr. Moore 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 210 N. Albemarle St. in the UN2 zoning district.

*Mr. Wolfe made a motion to approve, 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 section 1304.01-1.02.002(c)(1) for the property at 210 N. Albemarle St. in the UN2 zoning district.

*Mr. Wolfe made a motion to approve, Mr. Moore 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 210 N. Albemarle St. in the UN2 zoning district

**Ernestina Glace, owner spoke on behalf of the property. She stated she bought the property as a 2 unit. 2 bedrooms on first floor, 3 bedroom on 2<sup>nd</sup> and 3<sup>rd</sup>. Property is currently vacant.**

### **Adjournment**