



York City Planning Commission Agenda
Monday, September 8, 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:

500 W. College Ave. – The Lofts at York Creek

- 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. Please note that this modification needs to be listed on the title sheet of the plan set with the modification's approval date.
- Recommend to [approve/deny] final LD/SD plan conditioned upon the resolution of the outstanding engineer comments on the July 21st review letter.

550 W. College Ave – The Towns at York Creek

- Recommend [approve/deny] to 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. Please note that this modification needs to be listed on the title sheet of the plan set with the modification's approval date.
- Recommend [approve/deny] to waive A minimum 75' clear sight triangle is required to be provided at all intersections (Section 1334.02.c.7). The applicant has requested a waiver of this requirement due to the townhome locations within

allowable building setback lines. We recommend approval of this request. Sight distance is adequate at main intersections.

- Recommend [approve/deny] to waive for projects greater than one acre, 20% of the existing impervious area shall be considered meadow when computing pre-development runs off volume and runoff rate (Sections 937.04.a.2.B & 937.05.a). While the development currently proposes a decrease in impervious surface, they do not fulfill the rate control requirements when modeling 20" of the existing impervious area as meadow. We will support a waiver of this requirement if DEP approves the NPDES without requiring the standard 20% reduction.
- Recommend to [approve/deny] conditional approval of the outstanding engineer comments on the July 30th review letter.

Zoning Cases

8.1.1

20-2025-Z-V | 371 W. Philadelphia St.

- Recommend to [approve/deny] the appeal from the zoning determination of the City that the property is not permitted to be use as a motor vehicle sales, repair, or the alternative, 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

24-2025-Z-V | 51 Hamilton Ave.

- Recommend to [approve/deny] a variance to allow hair care, as defined in section 1304.01-4.08.001, for the property at 51 Hamilton Ave. in the RS2 zoning district.
- Recommend to [approve/deny] a variance to the required off-street parking spaces found in section 1304.01-4.08.001(d), for the property at 51 Hamilton Ave. in the RS2 zoning district.

25-2025-Z-SE-V | 204 S. 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 204 S. Albemarle St. in the RS2 zoning district.
- 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 204 S. Albemarle St. in the RS2 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 204 S. Albemarle St. in the RS2 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 204 S. Albemarle St. in the RS2 zoning district

26-2025-Z-V | 227 Springdale Rd.

- 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 227 Springdale Rd. in the UN2 zoning district.
- Recommend to [approve/deny] a variance to the required off-street parking spaces found in section 1304.01-4.06.001(d), for the property at 227 Springdale Rd. in the UN2 zoning district.

Blight

33 E SOUTH STREET
32 E MAPLE STREET
230 GRANTLEY STREET
600 ATLANTIC AVENUE
21 COLUMBIA AVENUE
541 W KING STREET
910 W POPLAR STREET
344 S PERSHING AVENUE
47 COLUMBIA AVENUE
222 S SHERMAN STREET

Adjournment