



York City Planning Commission Minutes
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-Excused, Wolfe-Excused, Gaines, Moore)
3. Minutes of the previous meeting

Ms. Burgos made a motion to approve that Mr. Davis 2nd. Unanimous.

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 462-464 W. Market. in the UN2 zoning district. REQUEST WAIVER of “TITLE THREE - Subdivision and Land Development, ARTICLE 1333.

David Jones, attorney representing Doctor’s Row 462 LLC, spoke on the project. Senior Living in conjunction with Wellspan. Joe Gurney, First Capital Engineering. UN2 Zoning District. 15 ADA apartments. 8 efficiencies and 7 1 bedroom. Asking for recommendation of LD waivers. David Jones read the waivers for Zoning. Owned by the RDA for 12 years. Mr. Jones spoke on hardship for all variances. Ronald Sanders from the developer. Working with partners at state and federal letters. Can provide letters of recommendation from State, Federal, and Veterans administration. Mr. Velez asked about an amendment to contract. Has work started? No. Timeline deadline of December 31st. Mr. Johson asked on the work being done and whether it is just for seniors and or veterans. Both. Ms. Burgos asked about working elevators? Yes. Mr. Davis asked if they were to sell it, could it be sold to only senior housing. If applicant accepts conditional approval for senior living. Mr. Jones says the condition is ok with it.

Kelly Adams lives at 458 W. Market St. project is very important to them as it has been an eye sore for many years. He congratulated the developers. However, he would like

to mention of the on-street parking at night is non-existent. Overflow parking would create problems for residents. Mr. Adams gave several places of off-street parking. He talked about concern about the construction that will occur. Issue for resident's safety. Neighbors on either side? Mr. Adams talked about the historic preservation of the facade.

Mr. Jones stated working with SAA Architects and demolish will be in shifts. Unfortunately, it will affect the neighbors' noise etc. Parking most seniors do not drive. The ones who do will park under the building.

Lee Zuckerman lives at 466 W. Market St. for 41 years stated this is like the fourth time someone showed interest in this property, and he is concerned with this project going to the end. Building is falling but there is no parking. Also, he is concerned about garbage. Snow removal? Safety issue with the amount of people. Water run off flat roof water going in. He wants to see no more than 4 condos.

Ms. Lindsay at 444 W. Market St. wants to know how it will affect her taxes? This board does not have an answer for this.

Mr. Jones stated putting this property back on the tax roll should be beneficial to the neighbors. He understands the parking concerns

Mr. Velez made a motion to recommend to approve the LD waiver, Ms. Burgos 2nd. Unanimous.

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.

Ms. Johnecu spoke on this as it relates to the tabled bill in council. Hoping to have the amendment license this month for council committee. Mr. Velez wanted to know what the penalty for any shop selling to minors. Mr. Davis would like to know if the minors walk to another shop. Trying to move it out further or religious structure etc. Mr. Moore wants to know if there are any provisions to attract these businesses. Board members read through ordinance. Mr. Davis stated he feels that we have come across this before things that are illegal. He does not believe that we should be regulating the things

that are already illegal. He would welcome an ordinance keeping everything behind the counter and stop enticing kids by bright lights etc. Regulating where they are isn't the answer.

Mr. Moore stated, is there any data being tracked in certain areas? This should be backed up with hard data/evidence.

Mr. Velez is curious of the 10% come from? Ms. Johnescu stated from other city ordinances. How will we verify this? Will check into this?

Mr. Davis made a recommendation not to approve the ordinance amendment as written, Ms. Burgos 2nd. Unanimous.

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.

Adam Mcallister real estate agent for owner. It has been a commercial use always. No tenants for the last 18 months. It has everything for commercial and 2-unit. All utilities separated. Parking for 10 vehicles in the rear. Mr. Doweary is putting tax office on first floor. Resident Kelly Adams asked about modifications to outside? No.

Mr. Davis made a motion to approve, Mr. Moore 2nd. Unanimous.

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.

Mr. Velez made a motion to recommend Ms. Burgos 2nd. Unanimous.

- 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.

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

- 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.

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

- 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.

*Mr. Moore made a motion to recommend approval, Ms. Burgos 2nd.
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 462-464 W. Market St. in the UN2 zoning district.

Mr. Davis made a motion to recommend approval with the condition that the transfer of property would then require to come back before the board, Ms. Burgos 2nd. Unanimous.

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.

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

- 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 at 373 W. Market St. in the CBD zoning district.

Mr. Davis made a motion to recommend approval with the condition if sold the property to convert to 3-unit, Ms. Burgos 2nd. Unanimous.

Carmella Disomma is assistant director for the Lancaster/York Harm Reduction, and her office is on the first floor. Currently 3-unit dwelling and asking for up to 18 tenants. Each floor has its own entrances and sets up. She stated the current housing crisis and homelessness. Mr. Jamison has had a DDAP license since 2004 and has been helping these types of individuals ever since. Tenants will need to follow all rules and regulations.

Ms. Burgos wants to know what the basement is used for. Mr. Jamison stated laundry and meeting room. How will you restructure for this use? Mr. Jamison gave a new layout of the building. Each room will be secured. Will there be overnight staff. Not residents.

Mr. Moore asked them to help residents to find jobs. Mr. Jamison says time limit of 6 months for finding a job but will not put them out. May return if necessary.

Mr. Davis had previously expressed concerns with this block a few years back and he does recognize the need for these services but the concentration of these services in this block is a deterrent to the other neighbors in this block. The community outcry was much more the last time. Zoning board did not approve for rooming house but rather a 3 unit how did we get from that to what you are stating for group home. Ms. Disomma tries to state his case using DDAP. Nancy Griffin clarified the difference between city and state.

Mr. Velez states there is an opposite argument that could be a benefit.

Edward Knee is a resident on his personal business. He has been operating these businesses. He is here in favor of Mr. Jamison. He stated he would be operating in the same manner as his property. He feels he wants to get it licensed in the city as the proper use. Runs his programs very well with little or no reoccurrences. There is a stigma around group homes/recovery houses but not with Mr. Jamison. He is trying to do it the right way.

Carlos Vargas is a past resident of life path who has been helped very much by these programs. He stated that he was detained most recently by police for a package incident.

Michael Forment is not knowledgeable on codes and ordinances. Spoke on behalf of Mr. Jamison and the strong recovery system that we have here in York City. He is from Lehigh Valley. Area is very convenient for people with no transportation. He does understand concentration, but these facilities are there for the betterment of these people. He believes Mr. Jamison has compassion for these individuals. He exhibits positive energy, Mr. Jamison.

Dylan Sautter spoke in favor of Mr. Jamison. Has had struggles of his own. Displacement of people in York is a huge issue. These people are the most marginalized and people like Mr. Jamison are very needed.

Mr. Davis spoke to this property that was before us in 2021 for rooming house with no recommendation from Planning Commission.

Mr. Velez stated that the first time was enormous neighborhood against it and they are not here tonight.

Ms. Burgos wanted to know if could be put back to multi-family if sold condition.

Mr. Moore made a general statement about tracking on the different types of housing. If not, can we start for economic development. York County has some statistics. Also does the city track allows these different types. Are we seeing an increase in the tax base. Are we attracting employers to hire skilled workers.

Mr. Johnson stated that tax base is not based on use but rather structure.

Mr. Velez states it is difficult to track the skilled labor data.

Adjournment