



York City Planning Commission Minutes
Monday, November 10, 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-Absent, Wolfe, Gaines, Moore)
3. Minutes of the previous meeting

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

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

Unfinished business

New business

7.1.1

Consideration of the proposed text amendment to Article 1303.09, RS-1 Single-Family Detached Residential Districts; 1304.02, and Section 7.17, Rooming House, providing for the amendment of the definition of single housekeeping unit.

A public hearing was held to consider a proposed text amendment to Article 1303.09 and Section 7.17 of the Zoning Ordinance, pertaining to RS1 Single Family Detached Residential Districts and the definition of a 'single housekeeping unit.' The amendment aims to clarify the definitions of 'Single Family Detached Dwelling' and 'Rooming House.'

Eric Towns, representing the Springfield Neighborhood Association, presented the proposal. He stated that the amendment is not related to a specific property but seeks to provide clarity due to recurring misinterpretations of what constitutes a single-family dwelling versus a rooming house. The amendment adopts language derived from a Pennsylvania Supreme Court case defining a 'single housekeeping unit' as persons living together on a non-profit basis, sharing household responsibilities such as meals, chores, and expenses.

Several residents from the Springfield neighborhood spoke in support of the amendment, emphasizing the importance of preserving the character of the RS1 neighborhoods and maintaining single-family occupancy. Speakers included Heather Weiner, who described the neighborhood's strong community values, and Jean Buckingham, who voiced concern about the precedent of permitting

rooming houses in single-family areas and referenced prior issues with student housing near York College.

Attorney Dave Jones spoke in opposition, representing the owner of 101 East Springettsbury Avenue, stating that the proposed text change could unintentionally restrict housing options and risk noncompliance with the Fair Housing Act. He urged the Commission to consider the financial and social impacts of limiting occupancy flexibility in older, larger homes.

Additional public comments were received from former zoning official Craig Zumbrun, who provided historical context on the RS1 district's long-standing single-family restrictions, and Michael Johnson, a longtime resident, who shared his support for the amendment to clarify enforcement and maintain neighborhood integrity.

Following public comment, City Planning staff clarified that the amendment applies citywide to RS1 districts and will move forward to City Council after Planning Commission review. Discussion among Commission members focused on whether unrelated people could continue to live together as a single housekeeping unit under the new definition, provided they operate as a single household without separate leases or locks.

Ms. Gaines made a recommendation to deny. No second. Motion dies. Mr. Wolfe made a motion to recommend approval Ms. Burgos 2nd. Ms. Gaines nay Moore abstained.

LD/SD:

550 W. College Ave.

Recommend to [approve/deny] Sidewalks required on Streets. Subdivision and Land Development Ordinance Part 13, Title 3, Articles 1336 Section 1336.03. Requirement: Curbs and Sidewalks are required on both sides of all streets and should be installed by the developer in accordance with the standards and specifications of the City Engineering Department. Modification: Allow no sidewalk beside units 38 and 50. Justification: A previous waiver request was granted to reduce the side setbacks from 10' to 5'. Adding a 4' wide sidewalk beside units 38 & 50 would place the sidewalk against the Townhome foundation.

The applicant requested a waiver of the requirement to construct a sidewalk along a section of the Towns at York Creek development. Project representative Brian House explained that the waiver was sought for two townhouse units where installation of a sidewalk would conflict with the required fire apparatus turning radius and result in limited spacing between units and the curb.

Staff confirmed that the Fire Department reviewed and approved the modified layout to ensure proper access for emergency vehicles. After discussion, a motion was made and seconded to recommend approval of the sidewalk waiver under Section 1336.03, citing practical difficulties in meeting the standard without compromising safety or design integrity.

Mr. Velez made a motion to recommend approval of the waiver, Mr. Wolfe second. Unanimous.

Zoning Cases

8.1.1

31-2025-Z-SE | 646 W. Market St.

- Recommendation to [approve/deny] a Variance for Recreational Facility-Billiards Room found in section 1304.01-4.03.006, for the property at 646 W. Market St. in the UN1 zoning district.

Applicant: Domin Chapman, for James DeShieldsxRequest: Variance to allow a commercial recreation facility (billiards hall) at 646 West Market Street in the Urban Mixed-Use (U-1) Zoning District.

Mr. DeShields described the proposed business as a billiards and recreation space without gaming or gambling machines. A community member, Mr. Rich Monroe, spoke in support of the application, noting that the establishment would provide a safe and social venue for local veterans and residents.

After confirming that the application had been advertised as a special exception in error, staff advised the Commission to review it as a variance and forward a recommendation to the Zoning Hearing Board. A motion was made and seconded to recommend approval of the variance. The motion passed unanimously.

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

Adjournment