



York City Planning Commission Agenda
Monday, December 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

Hope and Green St.

Recommend to [approve/deny] a waiver of preliminary requirements as the improvements on the site are minor in nature, requesting the plan be reviewed as a preliminary/final plan Section 1333.05.

Staff recommends approval

Recommend to [approve/deny] a waiver of the right of way and street width requirements as this infill project cannot facilitate a right-of-way and street width dimension without significantly impacting the property. Additionally, width as noted are actively found on the existing streets surrounding the area of land development. Section 1334.02(a)(6).

Staff does not support this waiver local access right-of-way + 50' and cartway width + 34' with concrete curbs (1334.02.a.6).

Recommend to [approve/deny] a waiver of the site distance is directly tied to existing streets and intersections. From the private drive located in the rear of these proposed lots – the sight distance from here is directly controlled by the distance to stop controlled intersections. Section 1334.0(c)(6).

Staff does not support this waiver local access streets require 175' (feet) of sight distance (1334.02.c.6).

Recommend to [approve/deny] a waiver to reduce clear sight triangle dimensions measuring only 20' inward from the exiting road while providing 75' either direction is attainable. The required condition is not met throughout the neighborhood this Land Development is located except for empty lots that adjoin intersections. All frontage for this project is on lower classified, local access streets with similar or identical available

clear sight triangles and to impose this requirement on this Land Development would be a hardship. Section 1334.02(c)(7).

Staff does not support this waiver 75' clear sight triangles shall be maintained along the centerline at all intersections (1333.02.c.7).

Recommend to [approve/deny] a waiver to existing overhead cobra head fixtures are already located on poles at each intersection surrounding this property, existing vegetation may hamper the footcandle levels from being reached in the existing condition. Each home will have outdoor lighting, both front and back, which can add to the overall levels around and within the Land Development area. They ask that final levels be connected to building permits associated with the architecture when those permits are requested. Section 1336.11.

Staff does not support this waiver as it is very dark where this project is located.

****All recommendations will be conditioned upon outstanding city engineer comments.**

Blight

1. 247 S QUEEN STREET/HESS
2. 951 ELM STREET
3. 821 E MARKET STREET
4. 225 N Pine Street
5. 227 N PINE STREET
6. 232 CHESTNUT STREET
7. 54 S ALBEMARLE ST
8. S ALBEMARLE & MASON CORNER ST- 12-384-11-0023.00
9. 534 S QUEEN ST
10. 136 SUSQUEHANNA AVENUE
11. 138 SUSQUEHANNA AVENUE
12. 142-144 SUSQUEHANNA AVENUE
13. 139 S QUEENT STREET
14. 141 S QUEEN STREET
15. 603 GIRARD AVENUE

Adjournment