



York City Planning Commission Minutes
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-absent, Velez, Burgos, Davis, Wolfe-absent, Gaines, Moore-absent)
3. Minutes of the previous meeting

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

4. Committee reports
 - 1.1. Zoning Hearing Board-emailed – were none the only case was tabled until this month.

Unfinished business

New business

7.1.1

Hope and Green St.

Applicant: Hope & Green Street Development
Representative: Todd Carroll, RGS Associates
Additional Representatives: Bland and Ace

Mr. Carroll provided an overview:

- The project previously received **four zoning variances** in December 2024:
 1. Minimum lot area
 2. Maximum lot coverage
 3. Parking flexibility (1 per unit or 2 per zoning requirements)
 4. Street tree placement due to utility lateral constraints
- **Existing Conditions:**
 - Approximately 14 parcels totaling ~0.65 acres.
 - Served by public water and sewer.
 - Proposed development includes attached dwellings (three-bedroom units expected).
 - An internal private drive with a central infiltration basin for stormwater management.
 - No 100-year stormwater discharge anticipated to adjacent properties.
 - Surrounding context exists residential or vacant lots.

- **Fire Chief Comments:** Additional spacing/separation clarification requested for Green Street, West College Avenue, and South Penn Street. Updated information will be submitted.
 - **City Review Letter:** Dated November 26. Applicant reports no issues and expects all comments to be addressed within 1–2 weeks.
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4c. Discussion – Building Orientation & Design

A Commissioner asked how the buildings will appear from surrounding homes. Mr. Carroll stated:

- Front doors will face West College Avenue / north–south orientation.
 - Rear doors will open toward the internal parking court.
 - The applicant does not yet have final architectural plans; those will be submitted during the building permit phase.
 - Building height will comply with zoning as previously approved.
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4d. Waiver Requests

The applicant requested **five waivers**:

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

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

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)).

Justification: Existing infill site conditions cannot accommodate standard ROW and cartway widths without significant impact.

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

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 1334.02(c)(6).

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

Justification: All approaches are controlled by stop signs; full 175 ft cannot be met due to existing neighborhood constraints.

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

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 (1334.02.(c).(7)).

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

Requested reduction to **20 feet** for both Green Street and Malesk Lane due to limited space.

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.

Applicant noted:

- Four existing overhead cobra-head fixtures already exist at each intersection.
- Additional building-mounted dusk-to-dawn lighting may help satisfy illumination needs.

Despite staff's position, a motion was made to approve the waiver.

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

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

Blight – will be held over until next month

Ms. Burgos made a motion to table until next month Mr. Gaines 2nd. Unanimous.

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