



York City Planning Commission Agenda
Monday, April 13, 2026, | 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

7.1.1 – LD/SD

601 Madison Ave.

- Recommendation to [approve/deny] A preliminary 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. Conditioned upon city engineers' comments being satisfied.

We recommend approval.

- Recommendation to [approve/deny] Street trees are required to be planted on both sides of all streets (1336.09). The applicant has requested a modification of this requirement, proposing no street trees as none currently exist in the vicinity. Conditioned upon city engineers' comments being satisfied.

The development review committee recommends denial of this request and feels the street tree canopy needs to be re-established in this area of the city.

- Recommendation to [approve/deny] The installation of street lighting is the responsibility of the developer to meet minimum lighting standards (1336.11). The applicant has requested a waiver of this requirement. Conditioned upon city engineers' comments being satisfied.

We support the waiver request since cobra head lighting exists within the area of the site.

152-156 N. George St.

- Recommend [approve/deny] a request for LD Waiver at 152-156 N. George St. in the CBD zoning district. REQUEST WAIVER of "TITLE THREE - Subdivision and Land Development, ARTICLE 1333

The proposed project meets the criteria for warranting such a waiver. We support the waiver.

8.1.1

ZA-25-31 | 101 E. Springettsbury Ave. -

- Recommendation to [approve/deny] Barley Snyder Attorneys at Law on behalf of Springdale Neighborhood Association appealing the zoning determination for the case address.

12-2026-Z-V | 702 Chestnut St. - WITHDRAWN

- Recommend to [approve/deny] a variance that there be 4 off-street parking spaces, as defined in section 1304.02-7.17. b5, at 702 Chestnut St. in the UN2 zoning district.
- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 702 Chestnut St. in the UN2 zoning district.

13-2026-Z-V | 1001 W. Princess St.

- Recommend to [approve/deny] a variance for a neighborhood retail boutique, as defined in section 1304.01-4.09.003, 1001 W. Princess St. in the EC zoning district.

14-2026-Z-V | 532 N. Beaver St.

- Recommend to [approve/deny] a variance that each room be larger than 250 sq ft, as defined in section 1304.02-7.17. b1, at 532 N. Beaver St. in the RS2 zoning district.
- Recommend to [approve/deny] a variance that there be 4 off-street parking spaces, as defined in section 1304.02-7.17. b5, at 532 N. Beaver St. in the RS2 zoning district.
- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 532 N. Beaver St. in the RS2 zoning district.

17-2026-Z-SE-V | 459 W. King St.

- Recommend to [approve/deny] of a special exception to allow a community center as defined in section 1304.01.3.02.002, for the property at 459 W. King St. in the UN1 zoning district.
- Recommend to [approve/deny] a variance that there be 1 off-street parking space per 250 sq. ft. of gross floor area, as defined in section 1304.01-3.02.002(d), at 459 W. King St. in the UN1 zoning district.

Comprehensive Plan Draft Discussion

 [Final-Draft-York-2044 04-09-2025.pdf](#)

 [Summary of Changes to York2044 3-30-2026.docx](#)

Adjournment