

# Council of the City of York, Pennsylvania

Edquina Washington, President of Council  
Betsy Buckingham, Vice President of Council  
Elizabeth Bupp, Member of Council  
Teresa Johnescu, Member of Council  
Ryan Supler, Member of Council

Dianna L. Thompson, City Clerk  
Email: [dthomps@yorkcity.org](mailto:dthomps@yorkcity.org)



Office of York City Council  
101 S. George St.  
York, Pennsylvania 17401

Telephone: (717) 849-2246  
Fax: (717) 812-0557

Website: [www.yorkcity.org](http://www.yorkcity.org)

## MINUTES April 21, 2026 6:00 p.m.

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CALL TO ORDER: President Edquina Washington called the April 7, 2026, public hearing to order at 6:00 p.m. in Council Chambers, 101 S. George St., York, PA, with the following members present: Ryan Supler, Elizabeth Bupp, Teresa Johnescu, with President Washington presiding. Vice President Washington joined the meeting via Teams teleconference platform.

Members of the Administration in attendance included: Nancy Griffin, City Planner; and Brett Flower, Assistant Solicitor.

City Council Staff in attendance included: Dianna L. Thompson, City Clerk.

### I. 6:00PM – PUBLIC HEARINGS (Click [here](#) to view video of both hearings)

► **Zoning Ordinance Amendment ([View](#)):** The purpose of the public hearing is to receive public comment regarding an Ordinance 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. Said legislation to be introduced this evening. See “New Business” in Section XI. The notice of this public hearing was advertised in accordance with state law at [ydr.com](http://ydr.com) ([View](#)).

President Washington opened the public hearing by announcing its purpose relating to the Zoning Ordinance.

**Mubeen Shahid (Business Owner)** testified that his shops generate between \$800,000 and \$1.5 million in annual revenue and contribute significant tax dollars to the city. He argued that business owners were not included in the drafting process and asked the city to slow down or work with them before moving forward, emphasizing that they should be treated equally alongside other major sectors like healthcare.

**Todd Clay (Resident)** asked for clarification on the purpose of the hearing and whether the city was planning to ban vape shops entirely.

**Assistant Solicitor Brett Flower** responded that vape and smoke shops are currently not specifically addressed in the zoning ordinance. The proposed ordinance would establish specific zones for these businesses and create necessary regulations. She noted that this hearing was a legal requirement and no action would be taken this evening.

**Manuel Gomez (Resident)** questioned a provision that would bar vape shops from being on the same parcel as a residential use, particularly in mixed-use buildings with apartments above commercial spaces. **Solicitor Flower** confirmed that the provision would indeed bar that use regardless of proximity to schools or parks. Gomez suggested this might be an oversight, as he was unsure if anyone had specifically called for barring that type of mixed-use setup.

**Adjournment:** There being no further public testimony, the hearing for the Zoning ordinance amendment adjourned at 6:08 p.m.

► **York 2044 Draft Comprehensive Plan ([View](#)):** The purpose of the public hearing is to receive public comment regarding the proposed adoption of the City of York's 2044 Comprehensive Plan. The notice of this public hearing was advertised at ydr.com on 4/14/2026 ([View](#)).

President Washington called the public hearing for the proposed adoption of the City of York's 2044 Comprehensive Plan to order at 6:08 p.m.

**Adjournment:** There being no public comment, the hearing adjourned at 6:09 p.m..

II. Public Comment commenced at 6:09 p.m.

**Edward Matthew (Resident)** expressed frustration over a lack of response to a complaint he filed through the mayor's portal regarding Elite Express Trucking Company. He noted that while city officials met with his HOA, they never contacted him directly. He also raised concerns about the non-enforcement of [Act 124 of 2008](#) (diesel idling) and city noise ordinances, stating that police officers told him they would not enforce them because a judge might laugh at the citation.

**Todd Clay (Resident)** spoke about his disability that causes him to struggle with common words. He recommended the elimination of the Redevelopment Authority (RDA) and the Historical Architectural Review Board (HARB), arguing they are not serving the city well as evidenced by increasing building condemnations. He critiqued the RDA for spending millions on Penn Market while residents struggle to maintain their homes. Furthermore, he complained about a big black fence erected near Logos Academy on RDA-owned land that cuts residents off from creek and park access. He also questioned why city audits have not been posted online since 2019 and asked what would have happened if the council had refused to pass the budget during a previous meeting.

**Jerry King (Resident)** inquired about a rescheduled meeting regarding a home at Springettsbury and Duke St. used for visiting nurses. Councilmember Johnescu clarified that it is a Zoning Hearing Board meeting scheduled for the following month.

**Tyler Nell (York County)** spoke in opposition to the presence of ICE within the community. He characterized the ongoing conflict in Iran as an unjust war and stated that the community must push back against ICE for making members feel unsafe.

**Jason Querry (Human Relations Commission)** thanked Council for reappointing him to the Human Relations Commission.

There being no further comment, the public comment session adjourned at 6:20 p.m.

- III. Called Legislative Meeting to Order 6:20 p.m.
- IV. Roll Call
- V. Pledge of Allegiance was recited.
- VI. Moment of Silence was observed.
- VII. Action on previous meeting Minutes of [April 7, 2026](#) (legislative). Motion made by Washington, seconded by Johnescu, to approve the Minutes as written.

**Motion to amend.** Councilman Supler offered a correction, stating the minutes overly minimized allegations made by Carman Banzaca regarding her opposition to the reappointment of a board member. He requested they be amended to include her specific allegations. The motion was seconded by Bupp.

**Assistant Solicitor Flower** advised that while the correction included unverifiable details beyond the requirements of the Sunshine Act, it was at the Council's discretion whether or not to include it.

**Vote on amendment:** There being no further discussion, the motion to amend **FAILED** by the following vote: Yeas – Supler, Bupp – 2; Nays – Johnescu, Buckingham, Washington – 3.

**Motion to approve minutes as submitted:** A motion was made by Washington, seconded by Johnescu, to approve the April 7, 2026 Minutes as written. The motion **PASSED** by the following vote: Yeas – Bupp, Johnescu, Buckingham, Washington – 4; Nays – Supler – 1.

VIII. Presentations, Awards and Announcements

► **Police Awards Ceremony:** The York City Police Department will hold its Annual Awards Ceremony on Thursday, April 30th at 1:00 p.m. in City Council Chambers, 101 S. George St. York, PA 17401. This event will celebrate the outstanding dedication and achievements of this year's honorees. Congratulations to all awardees!

► **Summer Parks Program:** The City of York will hold its Annual Summer Parks Program from June 15th to July 23rd, for ages 6-13, with a separate Voni Grimes e-sports camp for ages 13-15. Registration is open until all spots are filled. There is a one-time program registration fee of \$100 for City residents and \$150 for non-residents, which will cover meals, a camp shirt, and all field trips. For more information visit: [www.yorkcity.org/visitor/programs-activities](http://www.yorkcity.org/visitor/programs-activities) or contact LaQuinn Thompson at 717-849-2276.

► **Youth Council Committee Update:** Council is thrilled to announce that applications are still coming in for the Youth Council Committee, and the excitement around this program continues to grow! To ensure every eligible candidate is fully considered, the formal appointment of committee members originally scheduled for this evening has been moved to Council's May 5 legislative meeting.

IX. Meeting(s) Scheduled:

► **Council Committee Meeting:** Scheduled for Wednesday, April 29, 2026 at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on April 22nd.

► **Council Legislative Meeting:** Scheduled for Tuesday, May 5, 2026, at 6:00 p.m. in Council Chambers. Agenda items are due by 12 noon on April 29th.

- X. Reports of the Youth Council Committee: See "Announcements" under Section VIII above.
- XI. Legislative Agenda: (Order of Business - Action on Subdivision/Land Development & HARB Resolutions; Final Passage of Bills/Resolutions; New Business)

**Subdivision/Land Development/HARB:**

- 1. Resolution No. 31 - A Resolution Accepting the recommendations of HARB. ([View](#))  
Introduced by: Teresa Johnescu  
Originator: HARB

Resolution No. 31, Session 2026, A Resolution accepting the recommendations of HARB in issuing certificates of appropriateness for work to be done at 137-145 W. Philadelphia St., 215-227 S. Beaver St., 464 W. Philadelphia St., and 215 S. Pine St., was introduced by Johnescu, read at length, and on motion of Johnescu, seconded by Washington, Resolution No. 31 came up for discussion.

**Councilwoman Johnescu** noted that an assessment by the PA Historical and Museum Commission (PHMC) resulted in the city hiring a formal consultant for HARB and that she sees improved quality of the board's reviews and materials presented to Council for review.

**Vote on Res. 31:** There being no further discussion, Resolution No. 31 **PASSED** by the following vote: Yeas - Supler, Bupp, Johnescu, Buckingham, Washington - 5; Nays - 0.

- 2. Resolution No. 32 - A Resolution Approving various waivers requested by Site Design Concepts. ([View](#)) (On behalf of Madison & West, LLC for 601 Madison Ave.)  
Introduced by: Teresa Johnescu  
Originator: Economic & Community Development (Planning)

Resolution No. 32, Session 2026, A Resolution authorizing waiver requests submitted by Site Design Concepts on behalf of Madison & West, LLC, for 601 Madison Ave. as follows:

- 1. Waive preliminary LD/SD plans (1333.03) - Staff recommend the waiver.
- 2. Waive Street Lighting 1336.11- Staff support the waiver request since cobra headlighting exists within the area of the site.
- 3. Waive Street Trees 1336.09 - Staff recommend denial of this request and feel the street tree canopy needs to be reestablished in this area of the city.

The Resolution was introduced Johnescu, read at length, and on motion of Johnescu, seconded by Buckingham, Resolution No. 32 came up for discussion.

**Councilwoman Johnescu** opposed the tree waiver, arguing that the high density of the project (approximately 41 units) was the root cause of the hardship the developer claimed. She stated that trees are vital for community health, well-being, and addressing environmental threats. She stated that land development projects frequently request to waive green space and trees. She questioned where the city should balance profit maximization to community well-being and said she could not support this particular waiver.

Council Vice President Buckingham, and Councilpersons Supler, and Bupp all voiced agreement that the city needs to maintain or grow its tree canopy.

**Councilwoman Bupp** noted that while she might not require the full complement of trees mandated by the ordinance, she believed there should be some degree of trees.

**Dylan Bauer (Royal Square Development)** defended the project, framing the situation as a teeter-totter where the project's high density is necessary to offset the costs of refurbishing a building that has been vacant since the mid-2000s. His key arguments included:

- **Lack of Physical Space:** He claimed the entire site is currently asphalt and that there is no room for trees. He argued that jamming trees into the limited space would eventually push out retaining walls or crack the new sidewalks, creating a long-term maintenance issue.
- **Parking Requirements:** He explained that the project needs a high number of parking spaces (51 spaces for 41 apartments) to be viable and to satisfy neighbors who expressed friendly opposition to a lack of parking.
- **Financial Risk:** He warned that if the waiver was denied, he was unsure if the project would move forward. He noted that the numbers only work with a one-bedroom formula (35 one-bedroom units and 6 two-bedroom units).

**Councilwoman Bupp** asked Mr. Bauer whether he had worked with the administration to reduce the parking ratio to 1:1 (one space per unit) to create more space for trees.

**Mr. Bauer** responded that the previous developer had already reduced the ratio from 1.5 to 1.2 spaces per unit; a 1:1 ratio would result in only 41 spaces, which he believed would not be enough for residents and guests, likely leading to more neighborhood pushback; and the site constraints, including emergency vehicle access and turnaround areas, left very little flexibility.

**Motion to Separate:** Supler moved to separate the street tree waiver (Item 3) from the other two waivers (Items 1 and 2). The motion **PASSED** by the following vote: Yeas – Supler, Bupp, Johnescu, Buckingham – 4; Nays – Washington – 1.

**Vote on Res. 32 waiver items 1 & 2:** A motion was made by Johnescu, seconded by Washington to approve waiver items 1 & 2. The motion **PASSED** by the following vote: Yeas – Supler, Bupp, Johnescu, Buckingham, Washington – 5.

**Vote on Res. 32 waiver item 3.** A motion was made by Johnescu, seconded by Washington, to approve waiver item 3. The motion came up for discussion.

Vice President Buckingham asked Mr. Bauer for his recommendation and stated that she thinks this will come back to Council at some point. Mr. Bauer responded that the situation was dicey and noted that while he would try to figure out a solution, reducing the unit count to accommodate trees might make the project unviable, as the current financial model relied on a specific one-bedroom formula.

There being no further discussion, the waiver for item 3, **FAILED** by the following vote: Yeas – Buckingham, Washington – 2; Nays – Supler, Bupp, Johnescu – 3. This vote means the developer is now required to include the street trees.

3. Resolution No. 33 - A Resolution Approving a land development waiver request submitted by Royal Square. ([View](#)) (For 152-156 N. George St.)  
Introduced by: Teresa Johnescu  
Originator: Economic & Community Development (Planning)

Resolution No. 33, Session 2026, A Resolution authorizing a waiver request of “Title Three - Subdivision and Land Development, Article 1333” as submitted by Royal Square Development, was introduced by Johnescu, read at length, and on motion of Johnescu, seconded by Washington, Resolution No. 33 came up for discussion.

**Nancy Griffin (City Planner)** said “conditioned upon zoning approval” in the 4<sup>th</sup> Whereas clause should be removed.

**Motion to amend.** A motion to remove “conditioned upon zoning approval” in the 4<sup>th</sup> Whereas clause was made by Supler, seconded by Washington, and passed by the following vote: Yeas - Supler, Bupp, Johnescu, Buckingham, Washington - 5; Nays - 0.

**Vote on Res. 33:** There being no further discussion, on previous motion of Johnescu, which was seconded by Washington, Resolution No. 33, **as amended, PASSED** by the following vote: Yeas - Supler, Bupp, Johnescu, Buckingham, Washington - 5; Nays - 0.

### Final Passage of Bills/Resolutions

4. Final Passage of Bill No. 4, Ordinance No. 5 - A Bill  
Amending the FY2026 Budget. ([View](#)) (For a grant received from the York County Community Foundation for the Korean War Memorial Endowment Fund - \$8,085.00)  
Introduced by: Betsy Buckingham  
Originator: Public Works

Final Passage of Bill No. 4, Ordinance No. 5, A Bill Amending the FY2026 Budget for a grant received from the York County Community Foundation for the Korean War Memorial Endowment Fund in the amount \$8,085.00, which was introduced by Buckingham at the April 7, 2026 meeting of Council and read by short title, came up for final passage. On motion of Buckingham, seconded by Washington, Bill No. 4, Ordinance No. 5, **PASSED** by the following vote: Yeas - Supler, Bupp, Johnescu, Buckingham, Washington - 5; Nays - 0.

5. Final Passage of Bill No. 5 (PULLED) - A Bill  
Amending the FY2026 Budget. ([View](#)) (For Fund 29 “ARPA” to correct budgets resulting in the transfer of \$4,792,190.00)  
Introduced by: Teresa Johnescu  
Originator: Economic & Community Development

**Item Pulled/Mayor Statement:** President Washington announced that Agenda Item #5 was pulled from tonight’s agenda at the request of Mayor Sandie Walker. Mayor Walker asked that the following statement be entered into the record:

“The Administration is committed to ensuring that both City Council and the residents of the City of York receive a comprehensive and transparent update on this matter. This action is intended to allow additional time so that, when this matter returns, it does so with complete clarity and in a manner that reflects the shared responsibility of the Administration and City Council to effectively serve our constituents. As ARPA funds are already obligated and must be expended by the end of the year, time is of the essence, and timely action by both the Administration and City Council is necessary.”

## New Business

6. Introduction of Bill No. 6 - A Bill  
Amending Articles 167, 169 and 171 of the Codified Ordinances. ([View](#)) (O&E Retirement System, Police Pension Fund, and Firefighter’s Pension Fund Board to permit the appointment of alternate members of the respective pension fund organizations.)  
Introduced by: Elizabeth Bupp  
Originator: Business Administration
- Introduction of Bill No. 6, Session 2026, A Bill amending Articles 167, 169 and 171 of the Codified Ordinances (O&E Retirement System, Police Pension Fund, and Firefighter’s Pension Fund Board) to permit the appointment of alternate members of the respective pension fund organizations, was introduced by Bupp, read by short title, and deferred to May 5, 2026 meeting of Council.
7. Introduction of Bill No. 7 - A Bill  
Establishing Article 324 “Licensing of Smoke and Vape Shops” of the Codified Ordinances. ([View](#)) (To safeguard the public health within the City of York by adopting standards for the licensure and operation of smoke and vape shops in the City.)  
Introduced by: Edquina Washington  
Originator: Council (Washington) / Solicitor’s Office
- Introduction of Bill No. 7, Session 2026, A Bill establishing Article 324 “Licensing of Smoke and Vape Shops” of the Codified Ordinances to safeguard the public health within the City of York by adopting standards for the licensure and operation of smoke and vape shops in the City, was introduced by Washington, read by short title, and deferred to May 5, 2026 meeting of Council.
8. Introduction of Bill No. 8 - A Bill  
Amending Part Thirteen (Planning and Zoning Code). ([View](#)) (**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.)  
Introduced by: Edquina Washington  
Originator: Council (Washington) / Solicitor’s Office
- Introduction of Bill No. 8, Session 2026, A Bill amending Part Thirteen, Planning and Zoning Code (**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, was introduced by Washington, read by short title, and deferred to May 5, 2026 meeting of Council.
9. Resolution No. 34 - A Resolution  
Reappointing members to various boards and authorities. ([View](#)) (H. Beard to RDA; G. Fitch, Jr. & R. Van Wyk to Health)  
Introduced by: Elizabeth Bupp  
Originator: Mayor / Council

Resolution No. 34, Session 2026, A Resolution reappointing the following:

1. Hannah Beard as a member of the City of York Redevelopment Authority which term shall expire April 28, 2031.

2. Dr. George E. Fitch, Jr. as a member City of York Board of Health which term shall expire first Monday of April 2031.
3. Dr. Rita Van Wyk as a member City of York Board of Health which term shall expire first Monday of April 2031.

The resolution was introduced by Bupp, read at length, and on motion of Bupp, seconded Washington, Resolution No. 34 came up for discussion.

**Bupp** praised the impressive credentials of these reappointments and thanked them for their continued service.

**Vote on Res. 34:** There being no further discussion, Resolution No. 34 **PASSED** by the following vote: Yeas - Supler, Bupp, Johnescu, Buckingham, Washington - 5; Nays - 0.

**XII.** Requests for Future Meetings: None

**XIII.** Council Comment

**Councilman Supler** comments:

1. **Community Congratulations:** He congratulated Root and Relic, the York Art Association, and the York County SPCA on their recent anniversaries and ribbon cuttings.
2. **Leadership Changes:** He welcomed Dr. Portia Slaughter as the new Assistant Superintendent of the York City School District and Chief Kevin Westover as the Fire Department's new deputy chief.
3. **HRC Update:** As liaison, he reported that the March meeting was canceled due to weather. He added that no official action was taken at yesterday's meeting because of Pennsylvania Sunshine Act compliance issues.
4. **Downtown Events:** He thanked the community for attending the "Go Green in the City" event over the weekend.
5. **Shelter Systems and LifePath:** He addressed encampments in Bantz Park, emphasizing the need for a robust shelter system. He noted his employment with LifePath Christian Ministries and highlighted their three shelters. He also invited the public to a ribbon cutting for renovations at the family shelter at 17 Jefferson Ave., scheduled for tomorrow at 2:00 p.m., noting it serves a variety of family structures.

**Councilwoman Bupp** comments:

1. **Neighborhood Collaboration:** She applauded Devers Area Neighborhood Association as a wonderful example of collaboration for their weekend park cleanup. She specifically thanked York College students who assisted at Yorktown Park on Saturday and Devers on Sunday.
2. **Park Improvements:** Bupp described Yorktown Park as amazing, citing its jungle gyms and open spaces. She noted that the neighborhood association had requested lighting and updates to the community building; she advised them to submit a formal letter to the Council regarding these needs.
3. **Fiscal Reporting:** She thanked the administration for providing the March financial report, which was waiting for Council members on their desks.

**City Clerk Thompson** comments: Expressed her disappointment that Councilman Supler voted against the April 7 minutes over a single amendment. She noted that in her 28 years, no one had ever not approved her minutes and argued that his public motion to amend should have been sufficient for the record without rejecting the entire detailed document.

XIV. Administration Comment: None

XV. Adjournment: There being no further business, the April 21, 2026 meeting of Council adjourned at 6:59 p.m.

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Dianna L. Thompson, City Clerk

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Edquina Washington, President of Council