



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

***Mr. Wolfe made a motion to recommend approval of previous minutes, Ms. Gaines 2nd. Unanimous.***

4. Committee reports
  - 1.1. Zoning Hearing Board-Have not received yet

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.*

***Mr. Wolfe made a motion to recommend approval, Ms. Gaines 2nd. Unanimous.***

- 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.*

**Mr. Wolfe made a motion to recommend approval, Mr. Moore  
2nd. Ms. Gaines nay.**

- 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.*

**Mr. Wolfe made a motion to recommend approval, Ms. Gaines  
2nd. Unanimous.**

Applicant proposes conversion of former school building into 41 apartments (35 one-bedroom, 6 two-bedrooms) with 50 parking spaces.

**Requests:**

- Waiver of preliminary plan requirement
- Waiver for street trees
- Waiver for street lighting

**Discussion Highlights:**

- Applicant cited lack of space and emergency vehicle access as reasons for not installing street trees.
- Lighting plan includes building-mounted and parking lot lighting.
- Engineering review by C.S. Davidson recommended:
  - Support for street lighting waiver
  - Denial of street tree waiver to reestablish canopy

**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.*

**Mr. Wolfe made a motion to recommend approval, Ms. Gaines  
2nd. Unanimous.**

Proposal to redevelop property into apartments with ground-floor retail.

**Details:**

- Approximately 20 apartment units
- ~700 sq. ft. retail space
- Parking provided off-site (Fox Apartments lot)

**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.

***Mr. Wolfe made a motion to recommend denial, Ms. Gaines 2nd. Mr. Moore abstained. Motion passed for denial.***

Appeal of zoning officer determination regarding occupancy in an RS-1 district

**Issue:**

Whether property use constitutes a permitted single-family use or an illegal rooming/short-term rental use.

**Key Points:**

- Neighborhood Association argued the determination lacked sufficient factual basis and effectively permits a rooming house.
- Zoning Officer stated determination was based on inspection and legal guidance.
- Property owner's attorney indicated:
  - Owner resides on-site
  - Two roommates share the dwelling
  - Non-transient occupancy (30+ days)
- Public comment raised concerns regarding precedent and neighborhood impact.

**Recommend denial of appeal (uphold zoning determination)**

**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.

***Mr. Wolfe made a motion to recommend approval, Mr. Moore  
2nd. Unanimous.***

Applicants seek variance to operate a small retail boutique/convenience-type store.

**Details:**

- Hours: 9 AM – 9 PM
- No food preparation; packaged goods only

**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.

***Mr. Wolfe made a motion to recommend approval, Ms. Gaines  
2nd. Unanimous.***

- 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.

***Mr. Wolfe made a motion to recommend approval, Ms. Gaines  
2nd. Unanimous.***

- 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.

***Mr. Wolfe made a motion to recommend approval with the condition that upon sale of the property it will revert back to single-family, Ms. Gaines 2nd. Unanimous.***

Request to operate a rooming house with variances.

**Requests:**

- Room size variance (<250 sq. ft.)
- Reduction in required parking
- Use variance for rooming house

**: Conditions Discussed:**

- Owner must reside at property
- Reverts to single-family upon sale

**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.

***Mr. Wolfe made a motion to recommend approval, Ms. Gaines 2nd. Unanimous.***

- 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.

***Mr. Wolfe made a motion to recommend approval under the condition of a formal signed parking agreement, Ms. Gaines 2nd. Unanimous.***

**Applicant:** York Community Resource Center Development Corp.

**Proposal:** Community center (workforce training, ESL, GED programs)

**Requests:**

- Special exception for community center use
- Parking variance (no on-site parking available)

**Discussion:**

- Property previously used as a charter school with no parking
- Applicant pursuing shared parking agreement with nearby church
- Commission discussed whether to condition approval on parking agreement

**Comprehensive Plan Draft Discussion**

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

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

**Other Business**

**Comprehensive Plan**

- Staff indicated plan scheduled for adoption (April 21)
- Commission questioned lack of formal re-review after revisions
- Staff confirmed additional review was not required

**Adjournment**