



York City Planning Commission Minutes
Monday, May 11, 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-excused, Davis-absent, Wolfe-absent, Gaines, Moore)
3. Minutes of the previous meeting

Mr. Velez made a motion to accept minutes as submitted, Ms. Gaines 2nd.
Unanimous

4. Committee reports
1.1. Zoning Hearing Board-emailed

Unfinished business

New Business

7.1.1 – LD/SD

1 S. George St.

- Recommend [approve/deny] a request for LD Waiver at 1 S. 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.

*Ms. Gaines made a motion to recommend approval of the waiver, Mr. Moore 2nd.
Unanimous*

Project Summary:

- 20-unit arts hotel
- First-floor restaurant
- Remote/self-check-in model
- Parking in nearby garage
- 4 loading/drop-off spaces
- Minimal exterior changes (paint, minor façade updates)

123, 125, 127 & 129 N. West St.

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 and any zoning approval.

The proposed project meets the criteria for warranting the subdivision waving preliminary plan. We support the plan and waiver.

Ms. Gaines made a motion to recommend approval of the waiver for preliminary, Mr. Moore 2nd. Unanimous

Request:

- Reverse subdivision (4 parcels into 2)
- Waiver to skip preliminary plan

Summary:

- No immediate construction proposed
- Future residential development anticipated

Condition: Engineer comments satisfied

8.1.1

15-2026-Z-V | 225 E. Market St.

- Recommend to [approve/deny] a variance for a sign size, as defined in section 1308.08, 225 E. Market St. in the UN2 zoning district.

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

- Recommend to [approve/deny] a variance for a sign illumination, as defined in section 1308.08, 225 E. Market St. in the UN2 zoning district.

Mr. Moore made a motion to recommend Ms. Gaines 2nd. Unanimous

Applicant: First Presbyterian Church

Request: Variances for:

- Larger sign (20 sq ft vs. 12 allowed)

- Digital/illuminated signage

Key Points:

- Digital sign for community communication
- Brightness auto-adjusts
- Will comply with operational limits
- Possible time restrictions (e.g., off overnight)
Public Comment: Concerns about brightness and duration

16-2026-Z-SE-V | 701 Wallace St.

- Recommend to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.01-1.02.002a, for the property at 701 Wallace St. in the UN2 zoning district.

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

- Recommendation to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.01-1.02.002, to include conversion of a single-family home into 2 units for the property at 701 Wallace St. in the UN2 zoning district.

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

- Recommend to [approve/deny] of a variance to the required off-street parking spaces found in section 1304.01-1.02.002, for the property at 701 Wallace St. in the UN2 zoning district.

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

- Recommendation to [approve/deny] of a variance for maximum total impervious found in section 1303.12(d), to convert an existing single – family dwelling into 2 units as a result of future addition for the property at 701 Wallace St. in the UN2 zoning district.

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

- Recommend to [approve/deny] a variance to waive the special exception provision that the property must have been vacant for two years found in section 1311.11(c)(1) for the property at 701 Wallace St. in the UN2 zoning district.

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

- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, for the property at 701 Wallace St. in the UN2 zoning district.

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

Request:

- Convert single-family to two-unit dwelling
- Variances for parking, lot coverage, and related items
- Special exceptions

Applicant Statement:

- Personal hardship and need for additional living space
- Plans to add garage and rear addition

Public Comment:

- Concerns about parking congestion
- Skepticism about garage use

18-2026-Z-V | 805 E. Prospect St.

- Recommend to [approve/deny] a variance to operate a Child Care Center as defined in section 1304.01-3.06.001 for the property at 805 E. Prospect St. in the RS2 zoning district.

*Mr. Velez made a motion to recommend approval, Mr. Moore 2nd. Unanimous.
Ms. Gaines abstained.*

Request: Operate childcare center (RS2 District)

Summary:

- Before/after school childcare
- Approx. 12 children
- No on-site playground initially (use nearby parks)

Public Concerns:

- Traffic safety
- Parking
- General safety concerns

Support:

- Strong support citing childcare shortage

19-2026-Z-SE-V | 844-852 E. Market St.

- Recommendation to [approve/deny] of a dimensional variance found in section 1304.01-1.02.002, to include conversion of a multi-family home into 9 units for the property at 844-852 E. Market St. in the UN2 zoning district.

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

- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, for the property at 844-852 E. Market St. in the UN2 zoning district.

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

Request: Operate childcare center (RS2 District)

Summary:

- Before/after school childcare
- Approx. 12 children
- No on-site playground initially (use nearby parks)

Public Concerns:

- Traffic safety
- Parking
- General safety concerns

Support:

- Strong support citing childcare shortage

20-2026-Z-V | 150 Fulton St.

- Recommend to [approve/deny] front yard setback (§1303.14 Table). as defined in section §1303.14 to allow the proposed building to encroach within the required front setback along King Street, Fulton Street, and Princess Street for the property at 150 Fulton St. in the EC zoning district.

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

- Recommend to [approve/deny] parking in Front Yard as defined in section §1303.06(d)(3) and §1309.03(K)). for the property at 150 Fulton St. in the EC zoning district.

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

- Recommend to [approve/deny] landscaping / Buffer as defined in section §1309.03(I)) for the property at 150 Fulton St. in the EC zoning district.

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

- Recommend to [approve/deny] access Drive Opening as defined in section §1309.04(a)(4)(c)). For the property at 150 Fulton St. in the EC zoning district.

Applicant: Wire Mesh Products

Request: Multiple variances:

- Front yard setbacks
- Parking in front yard
- Landscaping/buffering
- Driveway configuration

Summary:

- 32,000 sq ft industrial building
- Site constrained by 3 street frontages + rail line
- Improved site conditions vs. current gravel lot

Comprehensive Plan Draft Discussion

Adopted 5-5-26

Adjournment