



York City Planning Commission Minutes
Monday, June 8, 2026, | 6:00 PM
Council Chambers, City Hall | 101 S George St, York, PA 17401

1. Call to order.
2. Roll call (Johnson, Velez-absent, Burgos-excused, Wolfe, Gaines-excused, Moore)
3. Minutes of the previous meeting

A quorum was not present. As a result, approval of the previous meeting minutes was postponed until the next meeting.

Committee reports

1.1. Zoning Hearing Board-emailed

Unfinished business

New

Commission members were reminded that the applications before them were Zoning Hearing Board cases and that, due to the lack of a quorum, no formal recommendations could be made. All cases would proceed to the Zoning Hearing Board without Planning Commission recommendations.

8.1.1

21-2026-Z-SE-V | 903 W. Locust 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 903 W. Locust St. in the UN2 zoning district.

No recommendation no quorum.

- 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 903 W. Locust St. in the UN2 zoning district.

No recommendation no quorum.

- 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 903 W. Locust St. in the UN2 zoning district.

No recommendation no quorum.

- 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 903 W. Locust St. in the UN2 zoning district.

No recommendation no quorum.

Request

- Convert an existing single-family dwelling into a two-unit residential structure.
- Variance related to the definition of multifamily conversion.
- Dimensional variance for multifamily conversion requirements.
- Variance to reduce required off-street parking from three spaces to two spaces.
- Special exception regarding vacancy requirements.
- Special exception to allow multifamily use.

Discussion

The applicant explained that the property previously contained facilities consistent with a two-unit arrangement, including plumbing for a second-floor kitchen and multiple bathrooms. Off-street parking for two vehicles is available on-site. Questions were asked regarding parking, occupancy history, and the proposed conversion.

22-2026-Z-V | 637 Pennsylvania Ave.

- Recommend to [approve/deny] a variance to increase the number of children to 12 for a Group Child Care Home as defined in section 1304.01-3.06.002 for the property at 637 Pennsylvania Ave in the RS2 zoning district.

No recommendation no quorum.

Request

Variance to increase the number of children permitted in a family childcare home from six to twelve.

Discussion

The applicant stated that sufficient indoor space exists to accommodate additional children and indicated that additional staffing would be hired if enrollment increased. Commissioners discussed available space and staffing requirements.

23-2026-Z-V | 350 Rockdale Ave.

- Recommend to [approve/deny] a variance to operate a Business Service Establishment as defined in section 1304.01-4.03.003 for the property at 350 Rockdale Ave. in the RS2 zoning district.

No recommendation no quorum.

Request

Variance to establish a commercial kitchen and catering/shared-use kitchen facility.

Discussion

The applicant described a community commercial kitchen model that would allow multiple food-related businesses, food trucks, and caterers to rent licensed kitchen space. The existing facility previously operated as a catering kitchen and contains commercial-grade equipment. Users would be required to maintain all necessary health and operating licenses.

24-2026-Z-V | 116 S. West St.

- Recommend to [approve/deny] a variance to operate a Child Care Facility as defined in section 1304.01-3.06.001 for the property at 116 S. West St. in the UN2 zoning district.

No recommendation no quorum.

- Recommend to [approve/deny] a variance to the required off-street parking spaces as defined in section 1304.01-3.06.001(d) for the property at 116 S. West St. in the UN2 zoning district.

No recommendation no quorum.

Request

Variance to operate a childcare center within an existing church building.

Discussion

The applicant explained that the church building contains substantial unused space that could accommodate childcare operations. The facility previously hosted homeschooled students and had received approval for educational use in the past. Discussion included building capacity, separation of childcare areas, and traffic/drop-off considerations. Staff advised the applicant to consult the Traffic Safety Committee regarding potential parking and drop-off accommodation.

**25-2026-Z-V | 519 Franklin St. – WILL BE IN AUGUST MEETINGS-MORE
DETAILS NEEDED-WITHDRAWN**

- 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 519 N. Franklin St. in the EC zoning district.
- 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 519 N. Franklin St. in the EC zoning district.

25-2026-Z-SE-V | 318 E. Poplar St.

- Recommend to [approve/deny] a variance to add a fourth unit to a current 3 unit approved multi-family conversion from a different use, as defined in section 1304.01-1.02.002, for the property at 318 E. Poplar St. in the UN2 zoning district.

Applicant was not present no recommendation.

Adjournment