



York City Planning Commission Agenda

Monday, August 10, 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

844-852 E. Market St.

- Recommend [approve/deny] The submitted plan shall follow the requirements set forth in the City of York Subdivision and Land Development Ordinance (S.1333). The applicant is requesting a waiver of this requirement based on the proposed rehabilitation of the existing structure. Conditioned upon city engineers' comments being satisfied.
- 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 waiver of this requirement and proposed to proceed directly to final plan approval. We recommend approval. Conditioned upon city engineers' comments being satisfied.

127 N. Broad St.

- Recommend [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 waiver of this requirement and proposed to proceed directly to final plan approval. We recommend approval. Conditioned upon city engineers' comments being satisfied.

N. Hartley/W. Philadelphia St. - SD

- 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 waiver of this requirement and proposed to proceed directly to final plan approval. We recommend approval. Conditioned upon city engineers' comments being satisfied.
- Recommendation to [approve/deny] A traffic study including the items found in Section 1333.07.s is required to be submitted prior to final plan approval (S.1333.07.s). The applicant has requested a waiver of this requirement as there will be a minimal increase in traffic volume with the improvement proposed by the plan. We recommend approval. Conditioned upon city engineers' comments being satisfied.

N. Hartley/W. Philadelphia St. – LD

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- Recommendation to [approve/deny] A traffic study including the items found in Section 1333.07.s is required to be submitted prior to final plan approval (S.1333.07.s). The applicant has requested a waiver of this requirement as there will be a minimal increase in traffic volume with the improvement proposed by the plan. We recommend approval. Conditioned upon city engineers' comments being satisfied.

8.1.1

ZDA-26-1 | 721 S. George St.

- Recommend to [approve/deny] whether the zoning officer erred by classifying the proposed use as a "Multiple-Family Dwelling – Conversion from a Different Use" under 1304.01.1.02.002, whether the correct classification is a "Two-Unit Residential Dwelling," which is a permitted use in UN-1 zoning district under 1303.08(A), whether the zoning officer improperly imposed Special Exception criteria that apply only to conversions of non-residential buildings, for the property at 721 S. George St. in the UN1 zoning district.

25-2026-Z-V | 519 N. Franklin St.

- 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 allow multi-family use, as defined in section 1304.01-1.02.002, for the property at 519 N. Franklin St. in the EC zoning district.

31-2026-Z-SE-V | 339 W. Philadelphia 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 339 W. Philadelphia St. in the UN2 zoning district.
- Recommend to [approve/deny] of a dimensional variance for 2 units as defined in §1304.01.1.02.002(b)(4), for the property at 339 W. Philadelphia St. in the UN2 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 339 W. Philadelphia St. in the UN2 zoning district.
- 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 339 W. Philadelphia St. in the UN2 zoning district.

32-2026-Z-SE | 721 E. Prospect St.

- Recommend to [approve/deny] of a special exception to §1304.7.17 – Group home 8 occupants., for the property at 721 E. Prospect St. in the EC zoning district.

33-2026-Z-V | 123 N. West St.

- 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 123 N. West St. in the UN2 zoning district.

34-2026-Z-V | 127 N. West St.

- 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 127 N. West St. in the UN2 zoning district.

35-2026-Z-SE-V | 721 Jessop Pl.

- 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 721 Jessop Pl. in the MUI2 zoning district.
- Recommend to [approve/deny] of a dimensional variance for 2 units as defined in §1304.01.1.02.002(b)(4), for the property at 721 Jessop Pl. in the MUI2 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 for the property at 721 Jessop Pl. in the MUI2 zoning district.
- 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 721 Jessop Pl. in the MUI2 zoning district.
- 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 721 Jessop Pl. in the MUI2 zoning district.

Adjournment