



York City Planning Commission Minutes
Monday, July 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-, Burgos, Wolfe, Gaines, Moore-Absent)
3. Minutes of the previous meetings 5-11-26 & 6-8-26

Mr. Wolfe made a motion to accept Ms. Burgos 2nd. Unanimous. May.

Mr. Wolfe made a motion to accept Ms. Gaines 2nd. Unanimous. June.

4. Committee reports
 - 1.1. Zoning Hearing Board-emailed- not received as of meeting

Unfinished business

New Business

8.1.1

27-2026-Z-V | 308 S. George 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 308 S. George St. in the UN1 zoning district.

Discussion:

The applicant requested a variance to permit the conversion of an existing single-family dwelling into a two-unit dwelling. Because the zoning ordinance only permits conversions from commercial, industrial, or institutional buildings under the applicable definition, a variance was required.

The applicant explained that:

- Basement stabilization has been completed.
- Mold and rot remediation will be performed.
- The building will be converted into one first-floor apartment and one second/third-floor apartment.
- Three off-street parking spaces are available, satisfying the parking requirement.

- Separate entrances and required fire exits will be provided for both dwelling units.
Commission members asked questions regarding utilities, entrances, exits, and life-safety requirements.

No public comment was offered.

Mr. Wolfe made a motion to recommend approval Ms. Burgos 2nd. Unanimous.

28-2026-Z-SE-V | 47 N. West St.

Discussion:

The applicant, World Taste and See Ministries, requested:

- A Special Exception to operate a community center.
- A variance to reduce the required parking.

The applicant presented the organization's mission, describing its nonprofit outreach efforts throughout York City since 2023, including:

- Food distribution
- Hygiene supplies
- Prayer ministry
- Children's and youth programs
- Community outreach
- Connections to rehabilitation and social service programs

The proposed "York Taste and See Center" would include:

- Resource center
- Clothing and hygiene distribution
- Hot meals
- Youth activities
- Counseling and discipleship
- Community gathering space

The organization's engineer described the first phase of renovations, including a kitchen, restroom facilities, office space, and multipurpose meeting area, with future expansion planned as funding allows.

The applicant stated that:

- Parking impacts would be minimal.
- No building expansion is proposed.
- No illuminated signage or additional lighting is planned.
- Attendance would generally remain below 30 people.
- Neighboring residents have expressed support and signed petitions in favor of the project.

Staff noted that the agenda incorrectly identified the zoning district as UN1 and clarified that the property is in the **UN2 Zoning District**.

No public comment was received.

- Recommend to [approve/deny] a special exception for a community center as defined in section 1304.01-3.02.002 for the property at 47 N. West St. in the UN2 zoning district.

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

- Recommend to [approve/deny] a variance for parking for a community center as defined in section 1304.01-3.02.002(d) for the property at 47 N. West St. in the UN2 zoning district.

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

29-2026-Z-V | 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St.

Discussion:

Representatives of LifePath Christian Ministries presented plans to renovate an existing industrial building into an emergency shelter.

The project includes:

- Renovation of the existing structure.
- Construction of parking areas.
- Combining multiple parcels into two permanent tracts under a single deed with restrictive covenants preventing future separation.

Legal counsel and the project engineer explained that the requested variances were largely technical in nature and necessary to accommodate the proposed emergency shelter while utilizing nearby off-site parking.

Staff clarified that:

- Variance No. 1 applies only to the UN2 parcel.
- Variances 2 through 11 apply to the EC and UN2 properties.

The Commission noted that subdivision and land development approvals would be addressed separately and were not part of this zoning recommendation.

No public comment was received.

- Recommend to [approve/deny] a variance for a parking surface lot as defined in section 1304.01 5.02.002 for the property at 482-484 W. Philadelphia St. in the UN2 zoning district.

Mr. Wolfe made a motion to recommend approval Ms. Burgos 2nd. Unanimous.

- Recommend to [approve/deny] a variance for an offsite parking area to serve the proposed emergency shelter as defined in section 1309.02.h.1&2 for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 & EC zoning district.

Mr. Wolfe made a motion to recommend approval Ms. Burgos 2nd. Unanimous.

- Recommend to [approve/deny] a variance for interior landscaping as defined in section 1309.03 for the property at 482-484 W. Philadelphia St. in the UN2 zoning district.

Mr. Wolfe made a motion to recommend approval Ms. Burgos 2nd. Unanimous.

- Recommend to [approve/deny] variance for maximum Impervious surface as defined in section 1303.14.c & Table 1314 for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 & EC zoning district.

Mr. Wolfe made a motion to recommend approval Ms. Burgos 2nd. Unanimous.

- Recommend to [approve/deny] variance for front building setbacks as defined in section 1303.14.c & Table 1314 for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 & EC zoning district.

Mr. Wolfe made a motion to recommend approval Ms. Burgos 2nd. Unanimous.

- Recommend to [approve/deny] variance for number of required Parking spaces as defined in section 1309.01.a & 1304.01.03.10.001 for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 & EC zoning district.

Mr. Wolfe made a motion to recommend approval Ms. Burgos 2nd. Unanimous.

- Recommend to [approve/deny] Variance for an offsite parking area to serve the proposed emergency shelter as defined in section 1309.02.h.1&2 for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 & EC zoning district.

Mr. Wolfe made a motion to recommend approval Ms. Burgos 2nd. Unanimous.

- Recommend to [approve/deny] variance for parking in the setbacks as defined in section 1309.03.h.2 for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 & EC zoning district.

Mr. Wolfe made a motion to recommend approval Ms. Burgos 2nd. Unanimous.

- Recommend to [approve/deny] variance for parking in the front yards as defined in section 1309.03.k for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 & EC zoning district.

Mr. Wolfe made a motion to recommend approval Ms. Burgos 2nd. Unanimous.

- Recommend to [approve/deny] variance for interior landscaping as defined in section 1309.03.l for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 & EC zoning district.

Mr. Wolfe made a motion to recommend approval Ms. Burgos 2nd. Unanimous.

- Recommend to [approve/deny] variance is required to provide loading berths as defined in section 1309.04.a.1 for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 & EC zoning district.

Mr. Wolfe made a motion to recommend approval Ms. Burgos 2nd. Unanimous.

30-2026-Z-V | 750 E. Philadelphia St. – No Show – No recommendation

The applicant was not present.

No recommendation was made by the Planning Commission. The application will proceed to the Zoning Hearing Board without a Planning Commission recommendation.

- Recommend to [approve/deny] a variance for an appliance store – retail general as defined in section 1304.01-4.07.001 for the property at 750 E. Philadelphia St. in the UN2 zoning district.
- Recommend to [approve/deny] a variance to the required off-street parking spaces as defined in section 1304.01-4.07.001(d) for the property at 750 E. Philadelphia St. in the UN2 zoning district.

Adjournment