



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

Velez should be marked excused.

Burgos made a motion, Wolfe 2nd. Unanimous

4. **Committee reports**
 - 1.1. **Zoning Hearing Board-emailed**

Unfinished business

7.1.1 - LD/SD

844-852 E. Market St.

Joe Musso, representing the applicant, presented the request to combine three existing lots into a single parcel through a reverse subdivision. The buildings had previously been physically connected but remained on separate tax parcels.

- 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.
- *Mr. Velez made a motion to approve, Mr. Wolfe 2nd. Unanimous. 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.

- *Mr. Velez made a motion to approve, Mr. Wolfe 2nd. Unanimous. Conditioned upon city engineers' comments being satisfied.*

127 N. Broad St.

Neil Metzger of Site Design Concepts presented Phase II of the Weaver Warehouse redevelopment project.

The proposal consists of replacing the portion of the building destroyed by fire while maintaining substantially the same parking layout approved during Phase I. The replacement building will contain fewer dwelling units and a slightly smaller footprint than previously approved.

- 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.
- *Mr. Velez made a motion to approve, Mr. Wolfe 2nd. Unanimous. Conditioned upon city engineers' comments being satisfied.*

N. Hartley/W. Philadelphia St. – SD

The applicant presented a reverse subdivision involving five parcels associated with the former industrial property and parking lot.

The proposal included:

- Combining five parcels into one tract.
- Waiver of the preliminary plan requirement.
- Waiver of the traffic study requirement.

Staff noted concerns raised by the City Engineer regarding combining parcels separated by a public street and crossing zoning district boundaries. Discussion focused on the long-term implications of combining the parking lot across Philadelphia Street with the main parcel versus maintaining separate parcels with a parking agreement.

The applicant explained that combining the parcels would permanently tie the parking lot to the principal use and eliminate the need for future cross-access agreements.

- 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 denial. Conditioned upon city engineers' comments being satisfied.
- *Mr. Velez made a motion to approve, Mr. Wolfe 2nd. Unanimous. 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.
- *Mr. Velez made a motion to approve, Mr. Wolfe 2nd. Unanimous. Conditioned upon city engineers' comments being satisfied.*

N. Hartley/W. Philadelphia St. – LD

- 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.
- *Mr. Velez made a motion to approve, Mr. Wolfe 2nd. Unanimous. 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.
- *Mr. Velez made a motion to approve, Mr. Wolfe 2nd. Unanimous. Conditioned upon city engineers' comments being satisfied.*

8.1.1

ZDA-26-1 | 721 S. George St. – NO SHOW

The applicant appealed the Zoning Officer's interpretation regarding conversion of a single-family dwelling into a two-unit dwelling.

The applicant did not appear.

After discussion, the Commission voted not to issue a recommendation, allowing the matter to proceed directly to the Zoning Hearing Board.

- 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.
- *Mr. Velez made a motion not to make a recommendation, Mr. Wolfe 2nd. Unanimous.*

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

The applicant proposed converting the former Box Furniture building into a 16-unit apartment building.

Because the property is landlocked, no off-street parking could be provided. The applicant explained that significant on-street parking exists nearby and that similar nearby apartment buildings successfully rely upon existing parking.

The Commission discussed parking availability and the property's physical constraints.

- 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.

Mr. Wolfe made a motion to approve, Ms. Burgos 2nd. Unanimous

- 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.

Mr. Wolfe made a motion to approve, Ms. Burgos 2nd. Unanimous

31-2026-Z-SE-V | 339 W. Philadelphia St.

The applicant requested approval to legalize an existing two-unit dwelling that had previously been converted without approval.

The property has separate utilities and has functioned as a duplex for many years.

- 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.

Mr. Velez made a motion to approve, Mr. Wolfe 2nd. Unanimous.

- 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.

Mr. Wolfe made a motion to approve, Ms. Burgos 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 339 W. Philadelphia St. in the UN2 zoning district.

Mr. Wolfe made a motion to approve, Ms. Burgos 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 339 W. Philadelphia St. in the UN2 zoning district.

Mr. Wolfe made a motion, Ms. Burgos 2nd. Unanimous.

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

The applicant requested a special exception to operate an eight-resident group home serving individuals recovering from substance abuse.

The operators explained that the facility has been licensed by the Commonwealth since 2024 and provides transitional housing and transportation to treatment and recovery services.

Commission members discussed limiting the approval to the current ownership.

The Commission recommended approval of the special exception with the condition that the approval expires upon sale of the property, requiring any future owner to obtain new zoning approval.

- 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.
- *Mr. Wolfe made a motion conditioned to convert back to 2 unit upon sale of property, Mr. Velez 2nd. Unanimous.*

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

The applicant requested a parking variance to construct a new single-family dwelling on a landlocked lot without rear parking access.

- 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.

Mr. Wolfe made a motion to approve, Ms. Burgos 2nd. Unanimous.

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

The applicant requested a similar parking variance for a second new single-family dwelling on an adjacent lot.

- 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.

Mr. Wolfe made a motion to approve, Ms. Burgos 2nd. Unanimous.

35-2026-Z-SE-V | 721 Jessop Pl. – NO SHOW

The applicant did not appear.

The Commission voted to table the case until the next meeting.

- 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.

Mr. Velez made a motion to table, Mr. Wolfe 2nd. Unanimous.

- 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