



York City Planning Commission Agenda
Monday, October 12, 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, Sarabi, 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

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.

319 N. George St.-Ballpark Commons – LD/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 a combined preliminary and final plan approval. We recommend approval. Conditioned upon city engineers' comments being satisfied.
- Recommendation to [approve/deny] Plans are required to be submitted on 22" x 36" sheets (1333.06). The applicant has requested to submit plans in the

standard 24" x 36" sheet size. We recommend approval. Conditioned upon city engineers' comments being satisfied.

200-304 N. Broad St. - Graybill/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.

8.1.1

40-2026-Z-V | 334 S. Queen St.

- Recommend to [approve/deny] a variance for lot coverage, as defined in section §1303.11(d), for the property at 334 S. Queen St. in the UN1 zoning district.
- Recommend to [approve/deny] of a dimensional variance for 3 units as defined in §1304.01.1.02.001, for the property at 334 S. Queen St. in the UN1 zoning district.
- Recommend to [approve/deny] of a variance to construct a new 3-unit dwelling found in section §1304.01-1.02.001, for the property at 334 S. Queen St. in the UN1 zoning district

41-2026-Z-SE-V | 316 E. South St.

- Recommend to [approve/deny] a variance for lot coverage, as defined in section §1304.01.1.02.001(c), for the property at 316 E. South St. in the UN2 zoning district.
- Recommend to [approve/deny] of a dimensional variance for 3 units as defined in §1304.01.1.02.001(c), for the property at 316 E. South St. in the UN2 zoning district.
- Recommend to [approve/deny] of a special exception to construct a new 3-unit dwelling found in section §1304.01-1.02.001, for the property at 316 E. South St. in the UN2 zoning district

42-2026-Z-SE-V | 433 S. Duke St.

- Recommend to [approve/deny] a variance for lot coverage, as defined in section §1304.01.1.02.001(c), for the property at 433 S. Duke St. in the UN2 zoning district.

- Recommend to [approve/deny] of a dimensional variance for 3 units as defined in §1304.01.1.02.001(c), for the property at 433 S. Duke St. in the UN2 zoning district.
- Recommend to [approve/deny] of a special exception to construct a new 3-unit dwelling found in section §1304.01-1.02.001, for the property at 433 S. Duke St. in the UN2 zoning district

43-2026-Z-V | 586 W. Market 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 586 W. Market St. in the UN1 zoning district.
- Recommend to [approve/deny] of a variance to §1304.01-4.08.001– Hair Care., for the property at 586 W. Market St. in the UN1 zoning district.

44-2026-ZSE | 181 Irving Rd.

- Recommend to [approve/deny] of a special exception for an accessory dwelling unit above existing garage found in section §1304.01-1.04.005, for the property at 181 Irving Rd. in the RS1 zoning district

45-2026-Z-V | 745 W. Mason Ave.

- Recommend to [approve/deny] of a variance for medical office use found in section §1304.01-3.07.003, for the property at 745 W. Mason Ave. in the UN1 zoning district.

46-2026-Z-SE-V | 130 E. Church Ave.

- Recommend to [approve/deny] a variance for lot coverage, as defined in section §1304.01.1.02.001(c), for the property at 130 E. Church Ave. in the UN2 zoning district.
- Recommend to [approve/deny] of a variance to the required off-street parking spaces found in section §1304.01.1.02.001(c), for the property at for the property at 130 E. Church Ave. in the UN2 zoning district.
- Recommend to [approve/deny] of a variance to the required design of off-street parking spaces found in section §1309.03(3), for the property at for the property at 130 E. Church Ave. in the UN2 zoning district.
- Recommend to [approve/deny] of a special exception to construct a new 12-unit dwelling found in section §1304.01-1.02.001, for the property at 130 E. Church Ave. in the UN2 zoning district

Adjournment