**The City of York**
**Pennsylvania**

The Honorable Sandie Walker, Mayor

**Economic and Community Development**

101 South George Street
York, PA 17401
www.yorkcity.org

# York City Planning Commission Minutes

**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(excused), Wolfe, Gaines, Moore)**
3. **Minutes of the previous meeting**

   *Ms. Burgos made a motion to recommend approval, Ms. Gaines 2nd. Unanimous*

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

**Unfinished business**

**New**

## 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.

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

- 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. Wolfe made a motion to recommend approval, Ms. Burgos 2nd. Unanimous.*

The applicant presented a revised subdivision plan associated with the proposed Life Path development.

The applicant explained that City Council had previously denied the plan because of concerns regarding the consolidation of properties across West Philadelphia Street. The revised submission changes the subdivision configuration while leaving the previously reviewed land development design unchanged.

The revised plan consolidates the properties into two lots: one on the north side of West Philadelphia Street and one on the south side. The properties will continue to support the proposed development and associated parking.

The applicant requested a waiver from the traffic impact study requirement, explaining that the subdivision itself does not propose roadway improvements and that anticipated traffic would primarily be associated with staff. Access would use the existing private right-of-way, formerly known as the gas alley.

## 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.

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

- 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.

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

  The applicant's representative, Joe Stein of Warehaus, presented a proposal for new construction at the former residential property near WellSpan Park along North George Street.

  The proposal includes:

- A new two-story mixed-use building with approximately 7,000 square feet per floor.
- Commercial space on the first floor, potentially for retail or restaurant use.
- Residential units on the second floor.
- Twenty-five parking spaces behind the building.
- Underground stormwater management designed to promote infiltration and control runoff.

- Landscaping, sidewalk improvements, street trees along North George Street, building-mounted lighting, and an outdoor seating plaza.

  The applicant explained that existing access from Arch Street would be maintained. Parking would be shared, subject to agreements and access easements, with potential use during stadium events.
  The applicant acknowledged receipt of the City's September 15, 2026, review letter and stated that revisions were underway.

## 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.

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

  The applicant's representative presented a subdivision request for the former Greyville industrial property, proposed for redevelopment as attainable housing.

  The site has a history of industrial uses, including light manufacturing and candy production. The City Redevelopment Authority acquired the property after the previous business ceased operations and facilitated demolition of the former buildings.

  The representative explained that environmental contamination had delayed the project. The developer worked with the City and the Pennsylvania Department of Environmental Protection (DEP) to obtain Act 2 closure, subject to recorded environmental covenants. A limited area of groundwater contamination remains, but the site has been determined eligible for residential use under the applicable environmental requirements.

  The proposal before the Commission was limited to consolidating two existing parcels into one parcel of approximately 1.77 acres. The larger parcel contains approximately 1.66 acres, with the remaining land consisting of a strip along North Broad Street.

  The representative stated that the future development is expected to include an apartment building and parking consistent with prior zoning approvals. The land development plan was delayed until the following month to address outstanding matters.

  Discussion included:
- Continued compliance with DEP requirements and recorded environmental covenants.
- The proposed capping of the remaining contaminated area.
- The need to resolve stormwater infiltration requirements with DEP.

- A collapsed or potentially nonfunctional stormwater pipe crossing the site, with rerouting under consideration.
- The need for applicable National Pollutant Discharge Elimination System (NPDES) permitting.
  The representative stated that the developer would comply with applicable environmental requirements.

## 8.1.1

### 40-2026-Z-V | 334 S. Queen St.-Not Present

- 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.

The applicant requested zoning relief to construct a new three-unit multifamily dwelling, including relief related to lot coverage and the proposed number of dwelling units.

The applicant was not present at the meeting. Staff noted that the applicant had previously participated in a predevelopment meeting concerning this and two related properties.

Staff recommendations included denial of the lot coverage variance and approval of the dimensional variance related to the proposed three-unit dwelling, subject to the required approvals.

**Commission Action:** No motion was considered because the applicant was absent. The application was expected to proceed to the scheduled Zoning Hearing Board hearing if the applicant appeared. Otherwise, the matter would return for consideration.

### 41-2026-Z-SE-V | 316 E. South St. - Not Present

- 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.

The applicant requested zoning relief to construct a new three-unit multifamily dwelling, including relief related to lot coverage and the proposed number of dwelling units.

The applicant was not present at the meeting. Staff noted that the applicant had previously participated in a predevelopment meeting concerning this and two related properties.

Staff recommendations included denial of the lot coverage variance and approval of the dimensional variance related to the proposed three-unit dwelling, subject to the required approvals.

**Commission Action:** No motion was considered because the applicant was absent. The application was expected to proceed to the scheduled Zoning Hearing Board hearing if the applicant appeared. Otherwise, the matter would return for consideration.

**42-2026-Z-SE-V | 433 S. Duke St. - Not Present**

- 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.

The applicant requested zoning relief to construct a new three-unit multifamily dwelling, including relief related to lot coverage and the proposed number of dwelling units.

The applicant was not present at the meeting. Staff noted that the applicant had previously participated in a predevelopment meeting concerning this and two related properties.

Staff recommendations included denial of the lot coverage variance and approval of the dimensional variance related to the proposed three-unit dwelling, subject to the required approvals.

**Commission Action:** No motion was considered because the applicant was absent. The application was expected to proceed to the scheduled Zoning Hearing Board hearing if the applicant appeared. Otherwise, the matter would return for consideration.

**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.

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

- 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.

  *Mr. Wolfe made a motion to recommend approval, Mr. Moore 2nd. Unanimous.*

  The applicant requested zoning relief to permit a barbershop in an existing commercial storefront and to address the requirement for off-street parking.

  The applicant explained that the property contains approximately 1,200 square feet of commercial space, including a front area, middle area, rear area, restrooms, and storage. The building would be used as a barbershop without expansion or changes to its exterior footprint.

  The proposed operating hours were expected to be approximately 9:00 a.m. to 5:00 p.m., five days per week, subject to confirmation by the prospective tenant.

  The applicant stated that the storefront had been vacant since approximately 2022. Commission discussion noted that the prior use may have included a barbershop or another commercial business, but the previous use was not confirmed. Staff explained that an inactive nonconforming use generally cannot continue after the applicable period of discontinuance.

  Two residential rental units are located above the commercial space.

  **Staff Recommendations:**

- Denial of the variance for required off-street parking.
- Approval of the use variance for a hair-care establishment, subject to approval of all required variances.

**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

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

The applicant requested a special exception to construct an accessory dwelling unit above an existing detached garage located along the property's alley. The proposed approximately 390-square-foot dwelling would provide living quarters for the homeowner's father. The new unit would remain within the existing garage footprint, and the garage below would continue to be used for parking.

The applicant explained that water and electrical service were already present in the garage. A new sewer connection would be installed by trenching from the house to the garage. Contractors had reviewed the existing sewer system and indicated that it could accommodate the proposed connection.

The Commission discussed the building's proposed appearance, the location of the exterior stairs and deck, and the property's owner-occupancy requirement. Staff explained that, following approval and completion of the required building-code procedures, the dwelling would be subject to applicable rental licensing requirements if tenant-occupied.

**Staff Recommendation:** Denial of the request for an accessory dwelling unit above the existing garage.

**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.

  *Mr. Velez made a motion to recommend approval, Mr. Wolfe 2nd. Unanimous.*

The applicant requested a use variance to permit a medical office at 745 West Mason Avenue, the former district magistrate's office.

The applicant's representative explained that the existing structure is severely deteriorated, with temporary support reportedly needed to prevent portions of the building from falling toward the sidewalk. The building is considered functionally obsolete, and rehabilitation for permitted use would be impractical and prohibitively expensive.

The applicant indicated that the property would be demolished and redeveloped as a health center. The proposed project is intended to provide free healthcare services to individuals without health insurance.

The executive director of the Katalaso Family Health Center explained that the nonprofit has operated for approximately 14 years and provides primary care through volunteer physicians and community-supported funding. The organization serves residents throughout York County, with many patients coming from York City ZIP codes 17401 and 17403. Its existing facility is located approximately 500 feet from the proposed site.

The Commission discussed the community benefits of the proposed medical use and the deteriorated condition of the existing building.

**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.

  *Mr. Wolfe made a motion to recommend approval, Mr. Moore Unanimous.*

- 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.

  *Mr. Wolfe made a motion to recommend approval, Mr. Moore Unanimous.*

- 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.

  *Mr. Moore made a motion to recommend approval, Ms. Burgos Unanimous.*

- 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

  *Mr. Velez made a motion to recommend approval, Mr. Wolfe 2nd. Unanimous.*

The applicant requested a special exception and variances to construct a new 12-unit multifamily dwelling on a vacant, consolidated infill site.

The proposed building would contain eight one-bedroom units and four two-bedroom units. The applicant stated that the development would be market-rate housing.

The applicant explained that the site consists of several formerly separate lots that are now vacant and grass covered. Because the property is relatively narrow and approximately 75 feet deep, the design requires relief from certain dimensional and parking requirements.

The proposal includes 12 parking spaces, with parking located along the building and access planned from an existing unopened alley. The applicant also owns property across Church Avenue that could provide additional parking capacity if needed. The applicant requested flexibility regarding parking requirements and indicated that the additional property could be retained for overflow parking.

The Commission discussed:

- Lot coverage and density requirements.
- The number and design of off-street parking spaces.
- Traffic circulation and access from the surrounding streets and alley.
- Potential roadways, curbs, and other public improvements.
- Existing utility lines and stormwater drainage.
- Fire department access and requirements.

- The possibility of a recreation fee in lieu of providing on-site recreation space.
  The applicant indicated that site surveys and preliminary drainage investigations had been completed. Further engineering, stormwater, utility, fire access, and public improvement matters would be addressed during the subsequent land development and subdivision review. Any required public improvements would be subject to applicable bonding and surety requirements.
  Commission members discussed the importance of developing vacant infill properties to address the City's housing needs while recognizing the challenges of fitting multifamily housing and required infrastructure onto constrained urban sites.

**Staff Recommendations:**

- Denial of the lot coverage variance.
- Denial of the variance required for off-street parking.
- Denial of the variance concerning the design of off-street parking spaces.
- Approval of the special exception for multifamily residential use, subject to approval of all required variances.

**Other Business/Public Comment**

Following the zoning applications, the Chair invited members of the public to provide comments. No additional public comments were recorded in the provided meeting transcript.

**Adjournment**

There being no further business, the meeting was adjourned.