

York City Planning Commission
Monday, September 12, 2016 – 6:30 p.m.
City Council Chambers
101 S. George St. 1st. Floor, York, PA 17405

1. Roll Call (*MJ,MB,JF,KB*)
2. Minutes: July 11, 2016
3. July Zoning Hearing Board Report
4. **ACTION ITEMS:**
 - A. **Zoning:**
 1. **Case 12-2016-Z-SE/V.** An application has been filed by Redevelopment Authority for a Special Exception for Multiple Family Dwellings – Conversion from a Different Use; Variance for Units per Acre; & Variance for the parking requirements. The property is located at 462-464 West Market Street in the UN2 Urban Residential Neighborhood Zoning District.
 2. **Case 11-2016-Z-V.** An application has been filed by REO Investors for a Variance for a Contractors Office with Storage. The property is located at 223-225 Springdale Avenue in the UN2 – Urban Residential Neighborhood Zoning District.
 - B. **Subdivision/Land Development:**
 1. **Preliminary/ Final Land Development Plan – 232 E. Market Street.**

Applicant is proposing to convert an existing office building into 43 market-rate apartments, with on-site amenities such as storage, laundry, off-street parking, and fitness center.
 2. **Preliminary/ Final Land Development Plan – Parcel 15G/ Clugston Road.**

Applicant is proposing to install a paved vehicle storage lot with 124 spaces and subsurface infiltration trench for stormwater management.
 3. **Preliminary/ Final Land Development Plan – 2 W. Hamilton Avenue.**

Applicant is proposing the redevelopment of the property to house the expansion of the York Academy Regional Charter High School. Proposed development would include demolition of existing industrial building, construction of new 3-story building, new utility connections, associated parking lots and stormwater management facilities.
 4. **Waiver request for Preliminary/Final Land Development Plan – 155 W. Market Street**

Applicant is requesting a waiver of the requirement to submit a Land Development Plan for the proposed conversion of an existing office building into a mixed-use commercial and residential building.
 5. **Waiver request for Preliminary/ Final Land Development Plan – 244-256 N. George Street**

Applicant is requesting a waiver of the requirement to submit a Land Development Plan for the proposed demolition of approximately 1,600 sq. ft. of building and the installation of 16 parking spaces on a currently impervious surface.

5. **BLIGHT CERTIFICATION:**

No items submitted

6. **New Business**

7. **Adjournment**

The York City Planning Commission is one of a number of interrelated boards, agencies, and City authorities with interlocking responsibilities to guide land use and development in the City. The Planning Commission's primary jobs are (1) developing and updating a Strategic Comprehensive Plan; (2) preparing and updating zoning and building code ordinances to implement and support the Plan; (3) making recommendations to the Zoning Hearing Board on applications for zoning variances and special exceptions, and (4) making recommendations to City Council on applications for subdivision and land development. The Commission's seven members, appointed by the Mayor with Council's consent, serve in a volunteer capacity, and are city residents.