



York City Planning Commission Minutes  
Monday, October 14, 2024, | 6:00 PM  
Council Chambers, City Hall | 101 S George St, York, PA 17401

1. Call to order.
2. Roll call Johnson, Velez, Burgos(absent), Davis, Wolfe, Gaines, Moore.
3. Minutes of the previous meeting

*Mr. Wolfe made a motion to accept, Mr. Davis 2<sup>nd</sup> – unanimous.*

4. Committee reports
5. Zoning Hearing Board-emailed

New Business

**7.0 LD/SD**

**7.10–1001 S. George St.**

- Recommend [approve/deny] to revised SD/LD Plans, E&S plan, PCSM plan & Stormwater calculations.

*Mr. Davis made a motion to approve revised plans conditioned upon city engineers comments/review, Mr. Wolfe 2<sup>nd</sup>. Unanimous.*

*Joe Stein from Warehaus explained the reduction in the roof green space and relocation of the stormwater. Change was significant to warrant revised plans. Asking for conditional recommendations pending city engineer's comments/review.*

**8.1.1**

**29-2024-Z-V-SE | 883 Madison Ave**

- 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, at 883 Madison Ave. in the RS2 zoning district.

**Mr. Wolfe made a motion to recommend approval, Mr. Davis 2<sup>nd</sup>.  
Unanimous.**

- Recommendation to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.01-1.02.002, to include conversion of a single-family home into 2 units for the property at 883 Madison Ave. in the RS2 zoning district.

**Mr. Wolfe made a motion to recommend approval, Mr. Davis 2<sup>nd</sup>.  
Unanimous.**

- 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 located at 883 Madison Ave. in the RS2 zoning district.

**Mr. Wolfe made a motion to recommend approval, Mr. Davis 2<sup>nd</sup>.  
Unanimous.**

- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, at 883 Madison Ave. in the RS2 zoning district.

**Mr. Wolfe made a motion to recommend approval, Mr. Davis 2<sup>nd</sup>.  
Unanimous.**

**Gavin Toomey spoke on the property being a single family, but previous owner never finished work when he purchased it. Gave dimensions. Can meet parking requirements. Has 4 spots. Provided pictures of parking. Mr. Johnson asked if parking was stacked. Electric will be split but not gas. Mr. Davis asked how long previous owner was converting. Owners stated previous owner lived on second floor.**

**30-2024-Z-V | 261 Roosevelt Ave.**

- Recommendation to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.01-1.02.002, to include conversion of a 3-unit home into 4 units for the property at 261 Roosevelt Ave. in the UN2 zoning district.

**Mr. Davis made a motion to recommend approval, Mr. Wolfe 2<sup>nd</sup>.  
Unanimous.**

- Recommend [approve/deny] a variance the required number of parking spaces, as defined in section 1304.01-03. 001.d, at 261 Roosevelt Ave. in the UN2 zoning district.

***Mr. Davis made a motion to recommend approval, Mr. Wolfe 2<sup>nd</sup>.  
Unanimous***

***Michael Miller spoke on this case. Licensed as 3 unit, however, he bought as a 3 unit, but 4<sup>th</sup> unit was there just not licensed or remodeled. He finished the work on the 4<sup>th</sup> unit. All utilities are separated. Separate egress and regress.***

- Discussion on Comprehensive Plan moving forward. I stated letters and emails were sent.

### **Adjournment**