



York City Planning Commission Minutes
Monday, November 11, 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(excused), Davis, Wolfe(excused), Gaines, Moore)
3. Minutes of the previous meeting

Mr. Davis made a motion to accept, Velez 2nd. Unanimous.

4. Committee reports
 - 1.1. Zoning Hearing Board-emailed
5. Unfinished business

New business

7.0 LD/SD

7.11 – 591 Linden Ave. – **No Show**

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

- Recommend [approve/deny] to waive preliminary LD/SD plans to final plans conditioned upon city engineer comments being satisfied.
- Recommend [approve/deny] of stormwater management report. Conditioned upon city engineer comments being satisfied.
- Recommend [approve/deny] of erosion and sedimentation control plan. conditioned upon city engineer comments being satisfied.

8.1.1

31-2024-Z-V | 835 E. Princess St.

- Recommend to [approve/deny] a variance that each room be larger than 250 sq ft, as defined in section 1304.02-7.17. b1, at 835 E. Princess St. in the RS2 zoning district.

Mr. Davis made a motion to recommend approval. Mr. Velez 2nd. Unanimous.

- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 835 E. Princess St. in the RS2 zoning district.

Mr. Davis stated to put a condition on the property to convert back to single-family upon sale.

Mr. Davis made a motion to recommend approval. Mr. Velez 2nd. Unanimous.

Zoning Officer read Staff Review

Dr. McMillan spoke on the project homeless shelter for females for faith and other services such as healthcare. Home used to be a rectory. There are 8 bedrooms can only use 6 to meet ordinance. Very large property once used by nuns and priest at one time. 4 bathrooms. Will be shared by some. There is a handicap accessible area with shower and toilet.

Mr. Davis asked about owner occupied. Applicant stated church member will live on site to manage.

Mr. Johnson asked if they would live there. Yes.

Mr. Davis length of time. 2 years

32-2024-Z-V-SE | 261 601 Madison 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 school into 43 units for the property at 601 Madison Ave. Ave. in the RS2 zoning district.

Mr. Davis made a motion to recommend approval. Mr. Velez 2nd. Gaines nay.

- Recommend [approve/deny] a variance to the required number of parking spaces, as defined in section 1304.01-03. 001.d, at 601 Madison Ave. in the RS2 zoning district.

Mr. Davis made a motion to recommend approval. Mr. Velez 2nd. Gaines and Moore nay.

- Recommendation to [approve/deny] of an alteration variance no structural alteration of the building exterior shall be made except as may be necessary for purposes of safety. For purposes of this subsection, any addition built that is designed to obstruct the intent of this subsection shall be deemed a structural alteration of the building exterior at 601 Madison Ave. Ave. in the RS2 zoning district.

Mr. Davis made a motion to recommend approval. Mr. Velez 2nd. Unanimous.

- Recommendation to [approve/deny] of Structural alteration shall be located on a side of the building not facing a public street at 601 Madison Ave. Ave. in the RS2 zoning district.

Mr. Davis made a motion to recommend approval. Mr. Velez 2nd. Unanimous

- Recommendation to [approve/deny] of a variance for interior landscaping - In any parking lot containing ten (10) or more parking spaces, except a parking garage, ten percent (10%) of the total area of the parking lot shall be devoted to interior landscaping. Such interior landscaping shall be used at the end of parking space rows and to break up rows of parking spaces at least every ten (10) parking spaces. Landscaped areas situated outside of the parking lot, such as peripheral areas and areas surrounding buildings, shall not constitute interior landscaping. Interior landscaping must have clear visibility from two feet off the ground to seven feet off the ground. A landscaping plan must be approved by the Zoning Officer and should incorporate principles of CPTED where appropriate at 601 Madison Ave. Ave. in the RS2 zoning district.

Mr. Davis made a motion to recommend approval. Mr. Velez 2nd. Ms.Gaines nay.

- Recommendation to [approve/deny] of a variance for Dimensional Requirements (rs-2) single-family attached residential conservation district. Maximum Building Height 20 ft. at 601 Madison Ave. Ave. in the RS2 zoning district.

Mr. Davis made a motion to recommend approval. Mr. Velez 2nd. Unanimous.

- Recommendation to [approve/deny] of a variance for parking lot access to streets. At no time shall angle or perpendicular parking be permitted along public streets unless it is public parking provided by the City of York and located within the public right-of-way, in which case such parking should be "back-in" only. All parking lots and bays permitting parking other than parallel shall be physically separated from the street and confined by curbing or other suitable separating device at 601 Madison Ave. Ave. in the RS2 zoning district

Mr. Davis made a motion to recommend approval. Mr. Velez 2nd. Ms. Gaines and Mr. Moore nay.

- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, at 601 Madison Ave. in the RS2 zoning.

Mr. Davis made a motion to recommend approval. Mr. Velez 2nd. Unanimous.

Zoning Officer read Staff Review

Stacey McNeal (counsel attorney) and Tom Englerth (SDC) spoke on the property. Ryan McKinley and Josh Juffe from Statewide provided Planning Commission and staff with additional pictures. In summary Ms. McNeal stated that this is what is needed to provide for relief of this vacant building into 43 apartments. Ms. McNeal described property future purpose at length. Also stated different uses currently in the neighborhood. Use to be an elementary school. Tax map was presented. Tom spoke on the addition. Access currently only into alley Rockdale. Will make access off Madison Avenue. Parking lot is elevated. Site is 97% impervious. Served by public sewer and water. Height is 45ft. Pulled addition closer to Madison to meet rear setback. Shrink and reduce parking field out front for some green space. Well within SALDO. Current dumpster location will be expanded and enclosed. More efficient layout for parking.

Ms. McNeal went into each variance/special exception that they are asking for. 32 one bedroom and 11 two bedrooms all meeting habitable floor space. They feel the use is compatible with the neighborhood and improving upon what is now vacant blighted building. Nice compliment to the neighborhood.

Tom spoke at length on the interior parking layout and design. Parking consistent with Rockdale Ave. Gymnasium in blighted condition is why it is being demolished.

Mr. Johnson asked about size of new addition. Applicant stated a reduction of 375 sq ft. ADA space explanation. Landscaping to be approved by SALDO rather than Zoning Officer.

Mr. Moore asked if the infrastructure need to be improved and upgrade all electricity etc. Tom stated not there yet but more than likely electricity will need to be upgraded. Water yes. Sewer lateral probably will be ok.

Increase in traffic will there be an increase in noise level with additional traffic? Plan to install traffic lights. Land develop may visit that.

Mr. Johnson asked about stormwater. No NPDES permit less than 1 acre. Impervious will not need stormwater.

Resident Chris Holiday spoke on the deuteriation and love the plan but concerned about the parking and number of units. Snow removal?

Donna Trumbel 628 Madison Ave. resident. Concerned about the opening onto Madison Ave. with traffic. Concerned about on street parking reduction. Concerned about snow removal for that many units. Stated the kids were bused in an out of alternative school. Worried about hazardous materials on neighborhood.

Ms. McNeal stated that there are very astringent rules for remediation of hazardous materials. Applicants are very familiar with doing this.

Mr. Johnson stated that if one classroom remediated in a bubble.

Ms. Trumbel used example of feed mill

Tom Englerth gave snow removal plans. Will be addressed through land development. There is adequate space for snow removal.

Tom Englerth stated that traffic safety was glad to get rid of N. West St. access and glad for Madison Ave.

Dan Gladfelter resident concerned about parking and their guests and the noise. Traffic.

33-2024-Z-V-SE | 757 W. Princess St.

- 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 757 W. Princess St. in the UN2 zoning district.

Mr. Davis made a motion to recommend approval. Mr. Moore 2nd. 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 757 W. Princess St. in the UN2 zoning district.

Mr. Davis made a motion to recommend approval. Ms. Gaines 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 757 W. Princess St. in the UN2 zoning district.

Mr. Davis made a motion to recommend approval. Ms. Gaines 2nd. Unanimous.

- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, at 757 W. Princess St. in the UN2 zoning district.

Mr. Davis made a motion to recommend approval. Ms. Gaines 2nd. Unanimous

Zoning Officer read Staff Review

Applicant spoke on the property wanting to convert to 2 units.

Mr. Davis asked if he converted it to 3 or was it purchased it like that. Applicant stated he did the 3 but he is only asking for 2.

Mr. Johnson asked about fire escapes.

Mr. Davis asked which of the three would be converted to 2. Applicant stated 3rd floor would be combined with 2nd floor.

Ms. Gaines asked was he getting rid of the 3rd floor kitchen. Applicant stated no.

Zoning officer stated applicant got caught with licensing and then applicant just wanted to do 2 units.

34-2024-Z-V | 203-205 E. Philadelphia St.

- Recommend to [approve/deny] of a variance for an Outpatient substance abuse center in §1304.01.3.07.002 –Medical Facility for the property at 203-205 E. Philadelphia St. in the UN1 zoning district.

Mr. Velez made a motion to recommend approval. Mr. Davis 2nd. Mr. Moore nay.

- Recommend to [approve/deny] of a variance for the off-street parking requirement of One (1) off-street parking space per 250 sq.ft. of gross floor area in §1304.01.3.07.002d –for the property at 203-205 E. Philadelphia St. in the UN1 zoning district.

Mr. Velez made a motion to recommend approval. Mr. Davis 2nd. Ms. Gaines nay.

Zoning Officer read Staff Review

John Wilson CGA Law representing Owner of the outpatient substance abuse center. Mr. Wilson explained the owner’s proposed use of this property with no adverse effect to the neighborhood. No impact to the parking or traffic. Metered parking sufficient.

I gave a brief update on Comprehensive Plan.

Adjournment