



York City Planning Commission Minutes
Monday December 9, 2024, | 6:00 p.m. m.
Council Chambers, Town Hall | 101 S George St, York, PA 17401

1. Call to order.
2. Roll call (Johnson, Velez, Burgos, Davis, Wolfe, Gaines(excused), 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.-Tabled from November

Mr. Wolfe made a motion to remove, Burgos 2nd. Unanimous.

- Recommend [approve/deny] to waive preliminary LD/SD plans to final plans conditioned upon city engineer comments being satisfied.
Mr. Davis made a motion to accept conditioned upon city engineers review being satisfied, Velez 2nd. Unanimous.
- Recommend [approve/deny] of stormwater management report.
Conditioned upon city engineer comments being satisfied.
Mr. Davis made a motion to accept conditioned upon city engineers review being satisfied, Velez 2nd. Unanimous.

- Recommend [approve/deny] of erosion and sedimentation control plan. conditioned upon city engineer comments being satisfied.
Mr. Davis made a motion to accept conditioned upon city engineers review being satisfied, Velez 2nd. Unanimous.

Applicant explained and read answers to engineers' review questions. Expanding the parking lot to satisfy customers' needs.

8.1.1

35-2024-Z-V | 550-570 W. College Ave.

Zoning officer read staff review

- Recommend [approve/reject] a variance for dimensional relief from the minimum lot size for 44 lots as defined in section 1303.14, at 550-570 W. College Ave. in EC zoning.

Mr. Wolfe made a motion to recommend approval, Ms. Burgos second. Unanimous.

- Recommend [approve/reject] a variance for rear setback dimensional relief for 28 units as defined in section 1303.14, at 550-570 W. College Ave. in EC Zoning District.

Mr. Wolfe made a motion to recommend approval, Ms. Burgos second. Unanimous.

- Recommend [approve/reject] a variance for dimensional relief of side setbacks for 15 units as defined in section 1303.14, at 550-570 W. College Ave. in EC zoning.

Mr. Wolfe made a motion to recommend approval, Ms. Burgos second. Unanimous.

62 townhomes into fee simple lots to along single-family ownership. Consistent with the neighborhood. This resulted in the need for these variances. Ms. MacNeal explained the dimensional variances as it pertains to our current ordinance. Any lot with a triangle does not mean the lot size. She explained the setback variance requirements with octagon shape. Proposing fencing, buffer yard, and screening. Patio puts them over rear setbacks. The squares represent the units not meeting the side setbacks.

36-2024-Z-V-SE | 322 E. King St.

Zoning officer read staff review

- Recommend [approve/deny] a variance to the definition of multifamily conversion from a different use, as defined in section 1304.01-1.02.002a, at 322 E. King St. in the UN2 zoning district.

Mr. Vélez made a motion to recommend approval, Mr. Wolfe 2nd. Johnson nay.

- Recommendation to [approve/reject] a dimensional variance for multi-family dwellings (conversion from a different use) found in section 1304.01-1.02.002, to include the conversion of a single-family dwelling into 2 units for the property at 322 E King St. in the UN2 zoning district.

Mr. Vélez made a motion to recommend approval, Mr. Wolfe 2nd. Johnson nay.

- Recommend [approve/reject] a variance from the required off-street parking spaces found in section 1304.01-1.02.002, for the property at 322 E. King St. in the UN2 zoning district.

Mr. Vélez made a motion to recommend approval, Mr. Wolfe 2nd. Johnson nay.

- Recommend [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 322 E. King St. in the UN2 zoning district.

Mr. Vélez made a motion to recommend approval, Mr. Wolfe 2nd. Johnson nay

- Recommend [approve/reject] a special exception to allow multifamily use, as defined in section 1304.01-1.02.002, at 322 E. King St. in the UN2 zoning district.

Mr. Vélez made a motion to recommend approval, Mr. Wolfe 2nd. Johnson nay.

Zoning officer read staff review

The applicant discussed the proposed use. Add an additional unit to provide more housing for people. One unit on the first floor, 2nd and 3rd floor, second unit. Currently there is no separate return and departure. Waiting for approval. Mr. Davis wanted clarification on the changes already made. The applicant stated yes. Mr Johnson wanted to know how long the applicants owned the property. The applicant declared 2 years. The applicant stated that he purchased the property as a single family, but that it previously had 2 units. Mr. Johnson asked at time of purchase if it was set up as a 2 unit. Nobody. Will not separate public services upon approval.

37-2024-Z-V-SE | 678 E. Market St.

Zoning officer read staff review

- Recommend [approve/deny] a variance for a Community Food Bank as defined in section 1304.01-3.10.002a, at 678 E. Market St. in the UN2 zoning district.

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

The applicant talked about their proposed project. Mr. Banks stated that he provides food pantry one day a week on Saturdays. The use was a law office to be changed to a food pantry. There are no rental units on other floors. It has been operating for more than 2 years. The request is to bring it into compliance.

38-2024-Z-V | 420 W. Hope Ave.

Zoning officer read staff review

Recommend [approve/reject] a variance for the minimum lot area as defined in section 1303.12.c for the property at 420 W. Hope Ave. in the UN2 zoning district.

Mr. Davis made a motion to recommend approval, Mr. Vélez seconded. Unanimous.

Recommend [approve/reject] a variance for the maximum total impervious surface as defined in section 1303.12.c for the property at 420 W. Hope Ave. in the UN2 zoning district.

Mr. Davis made a motion to recommend denial, with no second.

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

- Recommend to [approve/deny] a variance for a Community Food Bank as defined in section 1304.01-3.10.002a, at 678 E. Market St. in the UN2 zoning district.

I gave a brief update on Comprehensive Plan.

Adjournment