



York City Planning Commission Minutes
Monday, January 13, 2025, | 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-excused, Wolfe-excused, Gaines, Moore)
3. Minutes of the previous meeting

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

4. Committee reports
 - 1.1. Zoning Hearing Board-emailed not emailed as of meeting time. Will email when received.

Unfinished business

New business

Election of Officers

Mr. Velez made a motion to nominate Mr. Johnson for chair, Ms. Gaines 2nd. Unanimous.

Ms. Gaines made a motion to nominated Chris Velez, Mr. Johnson 2nd. Unanimous.

Ms. Gaines made a motion to nominate Ms. Burgos for secretary. Mr. Velez 2nd. Unanimous.

8.1.1

1-2025-Z-SE-V | 1225 E. Market St.

- Recommend to [approve/deny] of a variance for Group Home 6-8 occupants to allow up to 12 as defined in section 1304.01,1.04.001(b) at 1225 E. Market St. in the UN1 zoning.

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

- Recommend to [approve/deny] of a Special Exception for Group Home as defined in section 1304.01,1.04.001(b) at 1225 E. Market St. in the UN1 zoning.

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

Zoning Officer read the staff review.

Applicant spoke on their purpose of Group Home for this property. Ms. Johnson wants to open a girls group home. Mr. Johnson asked her to explain in further detail and background. To help young woman who struggle or are removed from the home. Applicant passed out a Q&A about their mission. Marcy's House of Refuge. Mr. Johnson asked about consultants. Their will be some on site but will send the other girls out on referral. From all counties in and around York County.

2-20256-Z-SE-V | 613 W. Market St.

- Recommend to [approve/deny] of a variance for parking for a Group Home 6-8 occupants as defined in section 1304.01,1.04.001(d) at 613 W. Market St. in the UN1 zoning.

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

- Recommend to [approve/deny] of a Special Exception for Group Home as defined in section 1304.01,1.04.001(a) at 613 W. Market St. in the UN1 zoning.

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

Zoning Officer read the staff review.

Applicant spoke on the proposed use of the property. Mr. Crampton addressed the board with the explanation that he is licensed through DDAP. Ms. Gaines asked about parking. Mr. Moore asked if any other services are offered. Mr. Crampton listed several other services. This will be his first group home. Mr. Moore asked if the applicant planned to offer placement into trade school. Applicant stated in the future. House manager at house. Not 24-7. Mr. Willoughby spoke that he lives next door. Stated that the area in heavily inundated with drug use. He suggests this use of the property may make it worse. States he went in front of the board last year. States he has cameras outside of his place. Wants to know what applicant will put in place to prevent this from happening. Does not want his tenants to feel unsafe. Applicant states he grew up there and is going to prevent his people from loitering out front. He stated his license allows 15-day eviction vs 45 days. Ms. Gaines stated she worked with the applicant before and he takes really good care of his properties.

3-2025-Z-V| 220 S. Duke St.

- Recommend to [approve/deny] of a variance for various business offices in §1304.01.4.03.002 –Business, Financial, Professional Office for the property at 220 S. Duke St. in the UN1 zoning district.

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

Zoning Officer read the staff review.

Mr. Zimmerman spoke on behalf of the applicant, and he stated the building was previously a school and now will house office space. Mr. Johnson asked which businesses would be where. Mr. Zimmerman stated depends on the type of business. Two buildings each with 2 floors. Mr. Moore asks what types of businesses they are seeking to attract. Applicant stated several different types.

4-2025-Z-SE-V| 175 Lincoln 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, 175 Lincoln St. in the RS2 zoning district.

Mr. Velez made a motion to approve, Ms. Gaines 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 175 Lincoln St. in the RS2 zoning district.

Mr. Velez made a motion to approve, 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 175 Lincoln St. in the RS2 zoning district.

Mr. Velez made a motion to approve, Mr. Moore 2nd. Unanimous

- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, 175 Lincoln St. in the RS2 zoning district.

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

Zoning Officer read the staff review.

The applicant spoke on the proposed use of the property. Mr. Ramos and his wife. Currently demolished. Wants to rebuild as a 2 unit. Was destroyed by fire. Engineer cleared the inspection of the walls. Mr. Moore asked if everything goes but foundation. Mr. Johnson asked what will support adjoining walls. Existing wall is secure. All brick up to the third floor. Joyce runs across. Diagram is for the proposed building. Blueprint is from hired engineer. First floor one apartment 2nd & 3rd another.

Adjournment