

# HARRISBURG PLANNING COMMISSION

## REGULAR MEETING

**February 3, 2016 (WEDNESDAY)**

**REV. DR. MARTIN LUTHER KING, JR.**

**CITY GOVERNMENT CENTER**

**PUBLIC SAFETY AUDITORIUM, ROOM 213**

## AGENDA

**CALL TO ORDER: 6:30 PM**

**MINUTES:** December 2, 2015 meeting

### **OLD BUSINESS**

- 1 **Variance for 17 North 2<sup>nd</sup> Street**, zoned Downtown Center (DC), filed by Gary Brandeis of Market Square Plaza Associates, L.P., to lease parking spaces to third parties. Per Section 7-305.7 of the Zoning Code, commercial parking facilities are not permitted in the DC zone.

### **NEW BUSINESS**

- 1 **Special Exception for 717 North 2<sup>nd</sup> Street**, zoned Commercial Neighborhood (CN), filed by Ben Andreozzi, to open an Escape Room. Per Section 7-305.7 of the Zoning Code, Commercial Recreation and Entertainment Facilities are not permitted in the CN zone. Per Section 7-303.11(b), uses not specifically prohibited may be established through a Special Exception.
- 2 **Special Exception for 111 North Front Street**, zoned Riverfront (RF), filed by Ben Andreozzi, to request a reduction in off-street parking requirements. Per Section 7-327.6 of the Zoning Code, office uses require one off-street parking space for every 500 square feet of gross floor area. Per Section 7-327.8 of the Zoning Code, off-street parking may be reduced or waived by Special Exception.
- 3 **Land Development Plan Extension Waiver for 1501-1509 Swatara Street**, zoned Residential Medium-Density (RM), filed by Gary Lenker of Tri-County HDC, Ltd., to request a 90-day approval extension on previously approved land development plans to construct 3 single-family homes.
- 4 **Variance and Special Exception for 263 Reily Street**, zoned Residential Medium-Density (RM), filed by Anish Patel of Nish Properties, LLC, to establish a restaurant and request relief from associated off-street parking requirements. Per Section 7-305.7 of the Zoning Code, restaurants are not permitted in the RM zone. Per Section 7-327.6 of the Zoning Code, restaurants require one off-street parking space for every

200 square feet of gross floor area and one space for each employee. Per Section 7-327.8 of the Zoning Code, off-street parking may be reduced or waived by Special Exception.

- 5 **Special Exception for 105 Locust Street, zoned Riverfront (RF)**, filed by Christopher Bowser of Bowser Properties, LLC, to convert office space into a one-unit apartment. Per Section 7-305.7 of the Zoning Code, multi-family dwellings are permitted by Special Exception in the RF zone.
- 6 **Special Exception for 1100 South 20<sup>th</sup> Street**, zoned Residential Medium-Density (RM), filed by Jodey Smiley and Dale Laninga of Paxton Ministries, to construct a multi-family dwelling. Per Section 7-305.7 of the Zoning Code, multi-family dwellings are permitted by Special Exception in the RF zone.
- 7 **Street Vacation Petition for Glen Alley and Street Dedication for a portion of Cona Street**, filed by Scott Sosso of Harrisburg Properties Associates, LLC, to vacate the portion of Glen Alley running between Yates Alley and Guy Alley (approximately 2,300 square feet) and to dedicate a widened portion of Cona Street (approximately 450 square feet).
- 8 **Variance and Special Exception for 2400 Derry Street**, zoned Residential Medium-Density (RM), filed by Navtej Grewal of My Spot Market, Inc. to establish a grocery store and to waive associated off-street parking requirements. Per Section 7-305.7 of the Zoning Code, convenience stores are not permitted in the RM zone. Per Section 7-327.6, one off-street parking space is required for every 150 square feet of gross floor area and one space for each employee. Per Section 7-327.8, off-street parking may be reduced or waived by Special Exception.

## **OTHER BUSINESS**

- 1 Update on the Comprehensive Plan process.

## **ADJOURNMENT**