

HARRISBURG PLANNING COMMISSION

REGULAR MEETING

October 7, 2015 (WEDNESDAY)

REV. DR. MARTIN LUTHER KING, JR.

CITY GOVERNMENT CENTER

PUBLIC SAFETY AUDITORIUM, ROOM 213

AGENDA

CALL TO ORDER: 6:30 PM

MINUTES: September 2, 2015 meeting

OLD BUSINESS

- 1 **Variance and Special Exception for 2426 Ellerslie Street**, zoned Residential Medium-Density (RM), filed by Eric Peel of Skynet, to construct 220 multi-family units on the historic John Elder homestead at 2426 Ellerslie Street. Per Section 7-305.7, multi-family housing can be built by Special Exception in the RM zone. Per Section 7-307.3, the minimum lot area per dwelling unit is 1,500 square feet in the RM zone and the density is 8-20 units per acre [**Application Withdrawn**].
- 2 **Variance and Special Exception for 1810 Swatara Street**, zoned Residential Medium-Density (RM), filed by Sui Liang Phie, to add an additional unit to the existing single-family home. Per Section 7-305.7, multi-family dwellings are permitted by Special Exception. Per Section 7-309.2(v), single-family dwellings may be converted to multi-family dwellings provided there is a minimum of 2,500 square feet in the existing dwelling unit. Per Section 7-327.8, off-street parking can be reduced through a Special Exception request.

NEW BUSINESS

- 1 **Special Exception for 1347 Howard Street**, zoned Residential Medium-Density (RM), filed by Tyeshia Organ, to establish a coffee shop and to request relief from off-street parking requirements. Per Section 7-305.7 of the Zoning Code, coffee shops are permitted by Special Exception. Per Section 7-327.8, off-street parking requirements may be reduced by Special Exception.
- 2 **Variance for 1817-1819 North 7th Street**, zoned Industrial (IND), filed by Duncan Masemore of Cellco Partnership d/b/a Verizon Wireless, to install a barbed wire fence and to install a 12 foot wide access driveway. Per Section 7-307.9(f)(2), Barbed, razor, or other security-type wire fencing is prohibited. Per Section 7-327.9(a)(4), a driveway traversing a front yard setback shall not be wider than ten (10) feet.

- 3 **Preliminary Land Development and Lot Consolidation Plan for 1257 Thompson Street**, zoned Commercial Neighborhood (CN), filed by Doug Gamber of Raudenbush Engineering, Inc., to construct two residential structures of approximately 5,700 gross square feet over parking.
- 4 **Preliminary Land Development and Lot Consolidation Plan for 1249-1257 Mulberry Street & 1249-1255 Derry Street**, zoned Commercial Neighborhood (CN), filed by Doug Gamber of Raudenbush Engineering, Inc., to construct approximately 51,000 gross square feet of residential apartments over parking with an approximately 2,500 square foot retail facility on the first floor.
- 5 **Preliminary Land Development and Lot Consolidation Plan for 1201-1209 Mulberry Street & 209-211 Crescent Street**, zoned Commercial Neighborhood (CN) and Residential Medium-Density (RM), filed by Doug Gamber of Raudenbush Engineering, Inc., to construct approximately 35,600 square feet of multi-family residential housing over parking.

OTHER BUSINESS

- 1 Update on the Comprehensive Plan process.

ADJOURNMENT