

HARRISBURG PLANNING COMMISSION

REGULAR MEETING

August 5, 2015 (WEDNESDAY)

REV. DR. MARTIN LUTHER KING, JR.

CITY GOVERNMENT CENTER

PUBLIC SAFETY AUDITORIUM, ROOM 213

AGENDA

CALL TO ORDER: 6:30 PM

MINUTES: July 1, 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 [**Applicant has requested a Continuance until the September meeting**].
- 2 **Preliminary/Final Land Development Plan for 211 North Front Street**, zoned Riverfront (RF), filed by Mike Kosick of PHFA, to add an addition to their PHFA offices and renovate the Hickok Mansion [**Applicant has requested a Continuance until the September meeting**].

NEW BUSINESS

- 1 **Variance for 513 North 2nd Street**, zoned Commercial Neighborhood (CN), filed by Virginia Roth of P.P.O. & S., to add a projecting banner that exceeds the 10 square feet allowed per Section 7-325.6 of the Zoning Code.
- 2 **Preliminary/Final Land Development Plan for 18-22 South 3rd Street**, zoned Downtown Center (DC), filed by 18 South 3rd LLC, to convert 15,000 square feet of existing office spaces into 20 one-bedroom/loft apartments.
- 3 **Special Exception and Variance 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.

- 4 **Preliminary/Final Subdivision and Land Development Plan for 1501-1509 Swatara Street**, zoned Residential Medium-Density (RM), filed by Gary Lenker of Tri-County HDC, LTD, re-subdivide the five parcels along the south side of Swatara Street into three residential single-family parcels.
- 5 **Variance for 1276 Market Street**, zoned Commercial Neighborhood (CN), filed by Muhammad S. Ali of Ali Farman, LLC Pizza Boli, to create 4 apartment units above the restaurant. Per Section 7-307.3, a minimum lot area of 1,200 square feet is required per dwelling unit.

OTHER BUSINESS

- 1 Update on the Comprehensive Plan process.

ADJOURNMENT