

**HARRISBURG PLANNING COMMISSION
REGULAR MEETING**

January 5, 2022 (WEDNESDAY)

**REV. DR. MARTIN LUTHER KING, JR.
CITY GOVERNMENT CENTER
CITY COUNCIL CHAMBERS**

CALL TO ORDER: 6:30 PM

MINUTES: November 3, 2021 meeting

OLD BUSINESS

1. [Resolution for the expansion of residential parking permits in the CAN Zone 1](#)
2. [Special Exception Application for 305 Market Street](#), zoned Downtown Center (DC), filed by Nathan May with Mayson Management LLC, to establish a “BYOB Club” use on-site.
3. [Variance Application for 1402 North 3rd Street](#), zoned Commercial Neighborhood (CN), filed by Sean Linder with SJL Rentals LLC, to convert the existing building into a five-unit “Multifamily Dwelling” on-site, which requires a Variance for exceeding the allowable density on-site.

NEW BUSINESS

1. [Land Development Application for 1402 North 3rd Street](#), zoned Commercial Neighborhood (CN), filed by Sean Linder with SJL Rentals LLC, to convert the existing building into a five-unit “Multifamily Dwelling.”
2. [Special Exception Applications for 641 Ross Street](#), zoned Industrial (IND), filed by Jeffery McNeely, to establish a “Restaurant” use on-site, which requires a Special Exception for the principal use of the property and for relief from the off-street parking requirements.
3. [Variance Application for 1825 North 3rd Street](#), zoned Commercial Neighborhood (CN), filed by Alec Dascani with Community 1st Realty, to establish a two-unit “Multifamily Dwelling” use on-site, which requires a Variance for exceeding the allowable density on-site.
4. [Variance & Special Exception Applications for 1718 State Street](#), zoned Residential Medium-Density (RM), filed by Bethania Alvarado, to establish a two-unit “Multifamily Dwelling” use on-site, which requires a Special Exception, and to request relief from the Specific Criteria and density regulations regulating the property, which require Variances.
5. [Variance & Special Exception Applications for 1344 State Street](#), zoned Residential Medium-Density (RM), filed by Lisa Jenkins, to establish a three-unit “Multifamily Dwelling” use on-site and request relief to the off-street parking requirements, which require Special Exceptions, and to request relief from the Specific Criteria and density regulations regulating the proposed use, which require Variances.
6. [Special Exception Application for 2810 Green Street](#), zoned Residential Medium-Density (RM), filed by Nyisha Ranson with Indigo Children of the Next Generation, to establish a “Child Care Center” use on-site.

7. [Variance & Special Exception Applications for 2200 North 3rd Street](#), zoned Residential Medium-Density (RM), filed by Daphne McCoy with Shades of Greatness Inc, to establish a “Supportive Housing – Facility” use on-site, which requires a Variance, and request relief to the off-street parking requirements, which requires a Special Exception.
8. [Variance & Special Exception Applications for 1321 North 4th Street](#), zoned Residential Medium-Density (RM), filed by Joshua Kesler with Historic Holdings LLC, to establish a “Brewery” use on-site, which requires a Variance, and request relief to the off-street parking requirements, which requires a Special Exception.
9. [Land Development Application for 1006 North 6th Street](#), zoned Commercial Neighborhood (CN), filed by Matt Long with Mallard Investment Properties LLC, to construct a mixed-use, four-unit “Multifamily Dwelling.”

OTHER BUSINESS

- 1 Comprehensive Plan update
- 2 Subdivision & Land Development Plan regulations

ADJOURNMENT