

**HARRISBURG PLANNING COMMISSION
REGULAR MEETING**

October 6, 2021 (WEDNESDAY)

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

CALL TO ORDER: 6:30 PM

MINUTES: September 1, 2021

OLD BUSINESS:

- 1. Variance & Special Exception Applications for 1603½ Derry Street**, zoned Residential Medium-Density (RM), filed by Yulisa Nina Tamarz and Gorge Mejia Gomez, to establish a second unit on-site, which requires relief from the density regulations and the off-street parking requirements in the Zoning Code.
- 2. Variance Application for 121 Pine Street**, zoned Commercial Neighborhood (CN), filed by Chris Bowser with Bowser Properties LLC, to convert the first-floor office unit into a residential unit, which requires relief from the density regulations in the Zoning Code.
- 3. Lot Consolidation, Subdivision & Land Development Plan Application for the Atlas Building**, zoned Commercial Neighborhood (CN), filed by Mighty Group Holdings, LLC, to consolidate thirteen parcels into five separate parcels for the purpose of redeveloping the existing building and vacant properties to establish office and commercial space and provide site and access improvements.

NEW BUSINESS:

- 1. Variance & Special Exception Applications for 320 Reily Street**, zoned Institutional (INS), filed by Doug Neidich with Green Works Development, to establish a mixed-use project with 155 residential units; 3,000 square feet of commercial space; and accessory parking in the basement, which requires zoning relief for the proposed “Multifamily Dwelling” use and from various aspects of the Development Standards and the off-street parking regulations in the Zoning Code.
- 2. Street Vacation Application for the Capital Heights Phase 1 project, in the block bounded by Hamilton Street, Logan Street, Logan Street, and North 3rd Street**, zoned Residential Medium-Density (RM), filed by Erica Bryce with Midtown Redevelopment LP, on behalf of Harrisburg Redevelopment Authority (owner), to vacate various rights-of-way (grocer’s alleys) in order to effectuate the consolidation and development on the block.
- 3. Lot Consolidation, Subdivision & Land Development Plan Application for the Capital Heights Phase I project, in the block bounded by Hamilton Street, Logan Street, Logan Street, and North 3rd Street**, zoned Residential Medium-Density (RM), filed by Erica Bryce with Midtown Redevelopment LP, on behalf of Harrisburg Redevelopment Authority (owner), to consolidate and re-subdivide the properties on site to establish 8 townhouse units and 12

residential apartments and a community center in a mixed-use building, with associated site and access improvements.

OTHER BUSINESS

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

ADJOURNMENT