

**HARRISBURG PLANNING COMMISSION
REGULAR MEETING**

November 3, 2021 (WEDNESDAY)

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

CALL TO ORDER: 6:30 PM

MINUTES: October 6, 2021 meeting

OLD BUSINESS

- 1. 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 Application for 1000 North Cameron Street**, zoned Industrial (IND), filed by Rey Wenger with W.J. Strickler Signs, for relief from signage regulations within the Zoning Code to allow an additional wall sign on the property.
- 2 Special Exception Applications for 1428 Regina Street**, zoned Residential Medium-Density (RM), filed by Gianni Cavero-Aponte with GCA Organization LLC, to establish a “Multifamily Dwelling” use on-site and request relief from the off-street parking requirements of the Zoning Code.
- 3 Special Exception Application for 2463 Jefferson Street**, zoned Institutional (INS), filed by David Peffley with D&F Realty, to establish a “Multifamily Dwelling” use on-site and to request relief from the off-street parking requirements of the Zoning Code.
- 4 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.
- 5 Variance & Special Exception Applications for 2926 North 7th Street**, zoned Commercial General (CG), filed by Jordan Garnett with Chasing Cash LLC, to request zoning relief to establish “Night Club or Dance Hall” and “BYOB Club” uses and for relief from aspects of the Specific Criteria for the “Night Club or Dance Hall” use.
- 6 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. [Applicant has requested a Continuance to the January 2022 HPC & ZHB Meetings.]

OTHER BUSINESS

- 1 Comprehensive Plan update
- 2 Subdivision & Land Development Plan regulations
- 3 Presentation on on-street parking issues on South Street

ADJOURNMENT