

**HARRISBURG PLANNING COMMISSION
REGULAR MEETING**

January 4, 2023 (WEDNESDAY)

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

CALL TO ORDER: 6:30 PM

MINUTES: November 9, 2022 meeting

OLD BUSINESS

- 1. Variance & Special Exception Application for Capitol Heights (Phase Two), located on 41 parcels across nine sites in the blocks generally bounded by Hamilton Street to north, North 5th Street to the east, Harris Street to the south, and Logan Street to the west, zoned Residential Medium-Density (RM), filed by Chris Bryce & David Long with Midtown Redevelopment, LLC, to request various zoning relief from use and development regulations required for the construction of four townhomes, 76 “Multifamily Dwelling” units, 9,557 square feet of commercial space, and 95 off-street parking spaces. [The Applicant has requested a Continuance to the February 2023 meeting.]**
- 2. Special Exception Application for MarketPlace Midtown, located on 51 parcels across eleven sites in the blocks generally bounded by Reily Street to the north, Fulton Street to the east, Sayford Street to the south, and James Street to the west, zoned Residential Medium-Density (RM), filed by Chris Bryce & David Long with Midtown Redevelopment, LLC, to request various zoning relief from use and development regulations required for the construction of eighteen 18 townhomes, 44 multifamily dwelling units, a food hall, 2,875 square feet of commercial space, and 84 off-street parking spaces. [The Applicant has requested a Continuance to the February 2023 meeting.]**

NEW BUSINESS

- 1. [Variance Application for 1900 State Street](#), zoned Residential Medium-Density (RM), filed by John Cassiano with Friendship Automotive and Cassiano Properties, to install a new wall sign larger than permitted by right in the RM zoning district.**
- 2. [Special Exception Application for 2626 Derry Street](#), zoned Residential Medium-Density (RM), filed by Brent Mosley with Bang Bang Fitness, LLC, to establish a “Fitness Center” use on-site and to request relief from the off-street parking requirements.**
- 3. [Variance Application for 3232 North 2nd Street](#), zoned Residential Medium-Density (RM), filed by Phillip Long & David Hooke with Alkaline Properties, LLC, to formalize an existing Accessory Dwelling Unit (ADU) that will be larger than permitted per the Specific Criteria of the Zoning Code.**
- 4. [Lot Consolidation & Land Development Plan Application for 1520 North 6th Street \(“the Savoy”\)](#), zoned Commercial Neighborhood (CN), filed by LeSean & Daphne McCoy, to consolidate the various lots comprising the project site into a single parcel which will**

accommodate construction of a four-story, mixed-use development featuring commercial space on the first floor and 48 residential apartments above, 10 of which will be affordable, along with associated site and access improvements including a 45-space accessory parking lot.

OTHER BUSINESS

ADJOURNMENT