

HARRISBURG PLANNING COMMISSION
REGULAR MEETING
February 1, 2023 (Wednesday)

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

CALL TO ORDER: 6:30 PM

MINUTES: January 4, 2023 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.**
- 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.**

NEW BUSINESS

- 1. [Variance & Special Exception Applications for 2048 Market Street](#), zoned Residential Medium-Density (RM), filed by James Baum with Dreamland Investors, LLC, to convert the existing single-family dwelling into a two-unit, “Multifamily Dwelling.”**
- 2. [Special Exception Application for 2709 & 2717 North Front Street](#), zoned Riverfront (RF), filed by EI 2709 North Front Street, LLC, to demolish the existing structures on-site and develop a 24-unit, “Multifamily Dwelling” apartment building.**
- 3. [Variance & Special Exception Applications for JMB Gardens Street](#), located on twenty-eight (28) parcels on four proposed sites along the 2200 & 2300 blocks of North 6th Street, zoned Commercial Neighborhood (CN) and Residential Medium-Density (RM), filed by the Harrisburg Housing Authority, the Harrisburg Redevelopment Authority, and Vice Capital LLC, to develop vacant lots as 41 dwelling units, a community center, and associated site and access improvements.**
- 4. [Variance & Special Exception Applications for 2151-2161 North 4th Street](#), zoned Residential Medium-Density (RM), filed by Gary Lenker with Tri-County Housing Development Corporation, Ltd., for various zoning relief requests associated with the development of five, single-family homes on-site, including: relief from the off-street**

parking requirements; relief from the minimum lot width; and relief from the side-yard setbacks for the end units.

5. [Subdivision, Lot Consolidation & Land Development Plan Application for 2151-2161 North 4th Street](#), zoned Residential Medium-Density (RM), filed by Gary Lenker with Tri-County Housing Development Corporation, Ltd., to consolidate and resubdivide the various lots comprising the project site into a five separate parcels on which affordable townhomes will be constructed, along with associated improvements.

OTHER BUSINESS

ADJOURNMENT