

**HARRISBURG PLANNING COMMISSION**  
**REGULAR MEETING**  
**March 1, 2023 (Wednesday)**

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

**CALL TO ORDER: 6:30 PM**

**MINUTES: February 1, 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 5<sup>th</sup> 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 1644 North 3<sup>rd</sup> Street](#), zoned Residential Medium-Density (RM), filed by Tarita Tennant, proposing to establish a “Retail Store” as an accessory use on-site, and to request relief from the three required off-street parking spaces.**
- 2. [Special Exception Applications for 1223 North 2<sup>nd</sup> Street](#), zoned Residential Medium-Density (RM), filed by the Gran Elledge, to establish a short-term rental on-site and to request relief from the requirement for an off-street parking space.**
- 3. [Variance Application for 202 State Street](#), zoned Riverfront (RF), filed by Dave Butcher with WCI Partners, LP, to convert the existing office building into a four-unit, “Multifamily Dwelling;” the proposal requires relief from the density regulations in Section 7-307.3 of the Zoning Code.**
- 4. [Land Development Plan for 202 State Street](#), zoned Riverfront (RF), filed by Dave Butcher with WCI Partners, LP, to convert the existing office building into a four-unit, “Multifamily Dwelling.”**
- 5. [Lot Consolidation & Land Development Plan Application for 2709 & 2717 North Front Street](#), zoned Riverfront (RF), filed by Adam Kerr with E.I. 2709 North Front Street, LLC., to demolish the existing office buildings on the subject properties, combine the lots into a**

single parcel, and construct a 21-unit “Multifamily Dwelling” with associated site and access improvements, including a 44-space accessory parking lot and plant screening.

**OTHER BUSINESS**

**ADJOURNMENT**