

## **MINUTES**

### **HARRISBURG PLANNING COMMISSION REGULAR MEETING**

**January 3, 2024**

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

**MEMBERS PRESENT:** Vern McKissick, Vice Chair  
Shaun O'Toole  
Anne Marek  
DeRon Jordan  
Joe Canamucio

**MEMBERS ABSENT:** Joe Alsberry, Chair  
Jamesetta Reed

**STAFF PRESENT:** Mack Breech, Deputy Planning Director  
Tiffanie Baldock, Senior Deputy City Solicitor

**CALL TO ORDER: 6:31 PM**

**APPROVAL OF MINUTES:** Commissioner O'Toole moved, and Commissioner Canamucio seconded the motion, to approve the minutes from the November 1, 2023 meeting without corrections. The motion was adopted by a unanimous (5-0) vote.

**OLD BUSINESS:**  
N/A

#### **NEW BUSINESS:**

- 1. Special Exception Application for 1727 North 6<sup>th</sup> Street, zoned Commercial Neighborhood (CN), filed by Chelsea Seeley and Cameron Gilbert with The Odd Parlor, to establish a "Tattoo and Body Piercing Establishment" use, which requires a Special Exception per Section 7-305.7 of the Zoning Code.**

Mr. Breech gave a synopsis of the report, recommending Approval with Conditions; the conditions were that:

1. The Applicant will submit a Mercantile Permit application for the proposed use and will demonstrate compliance with Chapter 6, Section 329 of the Harrisburg City Code and applicable State regulations, prior to the issuance of such Mercantile Permit.
2. The Applicant will coordinate with the City's Department of Public Works to ascertain if additional refuse containers will be needed beyond those already provided for the existing uses on site, and to update the billing account for the property.

The case was represented by Chelsea Seeley and Cameron Gilbert with the Odd Parlor (the lessees), 1727 North 6<sup>th</sup> Street, Harrisburg, PA 17102 (aka "the Applicants").

Commissioner McKissick asked the Applicants whether the conditions in the case report were acceptable; they confirmed that they were.

Commissioner McKissick inquired about the previous use of the space which the proposed business would occupy and whether it was previously used in a commercial manner; the Applicants confirmed that the space was previously occupied by AccuCare Home Nursing, which was a commercial facility, and that while it appeared multiple businesses were previously operating in the space at some point, there is no record of such businesses and they were most likely operating without the proper approvals.

Commissioner McKissick asked if the Applicants were the property owner and if the second and third floors of the structure were occupied; they confirmed that the second floor is occupied by a nail tech parlor and the third floor is currently vacant. They also confirmed that they are tenants and not the property owner.

Commissioner McKissick asked whether any of the Commissioners had comments or concerns about the project.

Commissioner Canamucio stated that he had no questions.

Commissioner O'Toole asked if the Applicants were currently operating their business; the Applicants confirmed that they are not currently operating as they were waiting for their zoning relief application to be reviewed and approved.

Commissioner O'Toole asked if the Applicants have contacted anyone in the neighborhood about the proposal; they confirmed that they sent the mailings to properties within one hundred feet of the site as required and that they are in the process of collecting signatures of support prior to the Zoning Hearing Board meeting.

Commissioner O'Toole asked if the Applicants have contacted the Harrisburg School District; the Applicants confirmed that they have communicated with Harrisburg School District, and they are excited to have the business in the neighborhood.

Commissioner Marek asked if the applicants intended to install any external signage; the Applicants stated that they only plan to place stickers on the inside of the window, and they do not plan on installing external signage.

Commissioner Jordan stated that he had no questions.

Commissioner McKissick asked if there was anybody for or against the project. There were no comments or questions from the public.

Commissioner Marek moved, and Commissioner Jordan seconded the motion, to Approve the request with Staff Conditions. The motion was adopted by a unanimous vote (5-0).

**OTHER BUSINESS:**

Commissioner O'Toole stated that he had not seen the 2024 meeting schedule and asked when the July meeting was scheduled for. Ms. Baldock stated that City Council is discussing moving their regularly scheduled meetings from Tuesdays to Mondays. Mr. Breech remarked that this change should not impact the Planning Commission meetings and he is unsure of the exact date of the July meeting, but that he will distribute the 2024 meeting schedule to the members.

Commissioner McKissick asked Planning Bureau staff whether there was any other business to discuss. Mr. Breech stated that there were no additional issues to discuss.

**ADJOURNMENT: 6:42 PM**

Commissioner O'Toole moved, and Commissioner McKissick seconded the motion, to adjourn. The motion was adopted by a unanimous vote (5-0).