

## MINUTES

**HARRISBURG PLANNING COMMISSION  
REGULAR MEETING  
February 4, 2009  
THE MARTIN LUTHER KING, JR. CITY GOVERNMENT CENTER  
PUBLIC SAFETY AUDITORIUM, ROOM 213**

**MEMBERS PRESENT:** Joseph Alsberry, Chair  
Elaine R. Burns  
Calobe Jackson, Jr.  
Ronnie G. Shaeffer

**MEMBERS ABSENT:** Shaun E. O'Toole  
Vern McKissick, III, Vice-Chair

**STAFF PRESENT:** Candace Stowell, Deputy Director for Planning  
Jennifer Boyer, Current Planner

**OTHERS PRESENT:** *For: 1101 North Second Street*  
*Mr. Thomas Ntzanis, owner of The Midtown Tavern*  
*Mr. Edward McNamara, sign designer*

*For: 1425-1429 North Third Street*  
*Ms. Bobbie Van Buskirk, GreenWorks Development*  
*Mr. Matt Witters, H. Edward Black*  
*Mr. Stephen Quigley, H. Edward Black*

**CALL TO ORDER:** 6:35 P.M.

**MINUTES:** Minutes of the regular meeting on January 7, 2009 were approved. The motion was made by Commissioner Jackson, seconded by Commissioner Shaeffer, and approved unanimously (4-0).

### **NEW BUSINESS:**

- 1. Special Exception for 1101 North Second Street, located within the Residential Professional Office (RPO), filed by The Midtown Tavern, Ntzanis Inc. (to enlarge an existing non-conforming projecting sign from 48" x 20" to 48" x 36").**

Ms. Boyer gave a synopsis of the case report. Mr. Thomas Ntzanis, the owner of the Midtown Tavern and Mr. Edward McNamara represented the case.

Commissioner Alsberry asked why the increase in size was needed. Mr. McNamara said the sign would now be oval, instead of square, to match the logo. The total size would be three (3) feet by four (4) feet. The sign would not project out any further than the existing sign.

Commissioner Alsberry asked if there was any reason why the sign couldn't remain the same size. Mr. Ntzanis noted that the length of the sign would remain the same, and the larger sign is needed to add the word "the" in front of "Midtown Tavern". Commissioner Alsberry was concerned with the larger size, because the sign is non-conforming. Mr. McNamara said it is possible to make the sign smaller.

Commissioner Shaeffer wanted to know why the name was changing, noting that the name had been the same for 50 years. Mr. Ntzanis said the reason for the change was to match the logo. Mr. Ntzanis said that he is willing to keep the new sign the same size as the existing sign.

No public comment was given.

Commissioner Shaeffer moved and Commissioner Jackson seconded the motion to deny the request for the reasons listed in the staff report. The motion was adopted by unanimous vote (4-0).

**2. Special Exception for 1425, 1427, 1429 North Third Street, located within the Business General (BG), filed by Third Street Development, LP (to request relief of the off-street parking, side yard setback, screening, and the minimum size of standard parking spaces).**

Ms. Boyer gave a synopsis of the case report. Ms. Bobbie Van Buskirk from GreenWorks Development and Matt Witters from H. Edward Black represented the case. A presentation was given by Mr. Witters, explaining the project.

Commissioner Shaeffer wanted to know why traffic could only turn right onto Third Street. Mr. Witters indicated that the drive thru exit was too close to the intersection of Third and Reily Streets, and they did not want to add additional congestion to the area.

Commissioner Alsberry asked if one of the buildings was at one time a bar. Mr. Witters said that 1427 North Third Street was a bar. Ms. Van Buskirk said there will be extensive renovations done to the buildings. The total value of the renovations is expected to be approximately \$1.3 million.

Commissioner Alsberry wanted to know what would happen to the old Fulton Bank. Ms. Van Buskirk said the Fulton Bank building would be renovated and used. She said there are several interested parties for the space, and the building may be a stand alone building, or an entrance into a larger redevelopment plan.

Commissioner Jackson asked what the timeline is for the renovations on this project. Ms. Van Buskirk said the demolition is to begin by mid-March, and Fulton Bank is expected to be moved in to the new building and open for business in July of this year.

Commissioner Shaeffer asked about the windscreen around the ATM machine. Mr. Witters said the windscreen is a clear fiberglass screen that provides protection from the weather and safety when using an outside ATM machine. Mr. Witters noted that the windscreen and the

ramp are located in the public right-of-way, and that they have submitted an easement application for them. The easement application will be reviewed by the Planning Bureau.

Commissioner Burns said that this was a good project for the neighborhood.

No public comment was given.

Commissioner Jackson moved and Commissioner Shaeffer seconded the motion to approve the request for the reasons listed in the staff report. The motion was adopted by unanimous vote (4-0).

**ADJOURNMENT:**

Commissioner Burns moved and Commissioner Shaeffer seconded the motion to adjourn. The meeting adjourned at 7:15 P.M.