

City Planning Commission

Erie, Pennsylvania

January 18, 2011

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission will be held on Tuesday, January 18, 2010 at **1:00 pm** in Room 500, Municipal Building, 626 State Street.

1. *Roll Call*

Members Present: Gary Antalek, Dave Brennan, Dan Collins, Nedra Lehrian, and the newest member of the Commission at his first meeting, Gary Ravetto

Members Absent: none

2. *The Commission voted on leadership positions for the 2011 term.*

- On a motion by **Mr. Antalek**, seconded by **Mr. Collins, David Brennan** was unanimously selected as Chairman of the Commission for the year 2011.
- On a motion by **Mr. Collins**, seconded by **Mr. Antalek, Nedra Lehrian** was unanimously selected as Vice-Chairman of the Commission for the year 2011.

3. *Approval of the December 21, 2010 regular meeting minutes of the City Planning Commission as received.*

On a motion by **Mr. Antalek**, seconded by **Mr. Brennan**, the December 2010 meeting minutes were unanimously approved.

4. *The Commission reviewed a Waterfront Conditional use proposal by Jeff Gault for the construction of eight units at 944-46 West 2nd Street.*

Mr. Gault was present to explain the request, and the project was reviewed by the Design Review Committee on January 5, 2011. Three of the two-unit dwellings would represent new construction and the fourth was previously approved but never built, and now seeks modification for its garage. All the units would have attached garages oriented sideways. Mr. Gault has been active in the area and presented pictures and drawings to highlight his plans for design, color, layout, parking and more.

The Commission had minor questions regarding parking, learning that two off-street parking spaces would be provided at each unit, in addition to the garage (which, as was discussed, may not actually be used for parking by all occupants) but was otherwise satisfied with the plans.

On a motion by **Mr. Collins**, seconded by **Ms. Lehrian**, the Commission unanimously approved to recommend this project be passed by City Council.

5. *The Commission reviewed a Waterfront Conditional use proposal by Santosh Kang for a proposed two unit development at 808 West 2nd Street.*

Brian and Carol Johnson, realtors, and Chuck Paterniti, builder, were present to explain the request, and this project was also reviewed by the Design Review Committee on January 5, 2011. The new two-unit dwelling would replace the present structure. The very narrow lot has created some constraints to the development, most significantly that the streetview of the property will present a large garage door, not a typical front door with porch. The Design Review Committee had recommendations to mitigate this, including moving the door to one side, adding some decorative aspects such as a man door with a gable, and landscape with ornamental grass. The Commission agreed that design could have a little more flair but acknowledged the difficulties posed by the parcel's size and layout.

On a motion by **Mr. Antalek**, seconded by **Ms. Lehrian**, the Commission unanimously approved to recommend this project be passed by City Council, provided the conditions of the Design Review Committee are met, that engineering requirements for drainage are met, and encourages those involved with the project to consider a redesign of the garage doors to be more decorative.

6. *At the request of City Council, the Planning Commission reviewed and made recommendations of the revisions to the Solar Ordinance.*

Last year, new amendments to the zoning code were passed to set rules for solar panels. After occurrences during 2010, it became clear that there were too many rules within the zoning code that were in fact building matters. A revision process has led to a proposal that the zoning code on solar be cut to only involve things like panel setbacks, overall height, coverage on ground and location in yards. All matters involving the arrangement of panels on roofs of various types will be governed by an installation guideline that covers building and fire code, and appeal processes will go through the Building Code Board of Appeals. The Commission thought these revisions made sense considering the regular scope of zoning

On a motion by **Mr. Brennan**, seconded by **Mr. Antalek**, the Commission unanimously recommends the proposed changes to the solar amendment be passed by City Council.

7. *With all business complete, on a motion by **Mr. Antalek**, seconded by **Ms. Lehrian**, the meeting adjourned at 1:45.*