

City Planning Commission

Erie, Pennsylvania

October 18, 2011

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, October 18, 2011 at 1:00 PM in the 5th Floor Conference Room of the City Municipal Building, 626 State Street.

1) *Roll Call.*

Members Present: Gary Antalek, Dave Brennan, Nedra Lehrian

Members Absent: Dan Collins, Keith Miller

2) *Approval of the April 19, 2011 regular meeting minutes of the City Planning Commission as received.*

On a motion by **Mr. Antalek**, seconded by **Mr. Brennan**, the minutes from the previous meeting were approved as submitted.

3) *The Commission reviewed a rezoning request from Mr. Frederick Johnson for property located at 244-48 East 21st Street. The property was currently zoned Residential Limited Business (RLB). Mr. Johnson would like the parcel zoned to Light Manufacturing (M-1).*

Frederick Johnson was present at the meeting to provide evidence for his request.

- a) Mr. Johnson submitted photos to the Planning Commission which showed the property in question has been an auto repair business for at least fifty years. He was very surprised to find that his property was zoned RLB. He wanted to become conforming which is why he requested the rezoning. Mr. Brennan asked if he was a vendor for truck tops. Mr. Johnson replied that he was and has been for over fifty years. Mr. Antalek asked if there was a barrier between his property and the adjacent RLB district. Mr. Johnson said that there is an existing fence between his property and the RLB district.
- b) After hearing the evidence, **Mr. Antalek** made a motion to recommend the rezoning to City Council, seconded by **Ms. Lehrian**. The rezoning was unanimously recommended by the Planning Commission for several reasons. First, the rezoning would expand the M-1 district which most of the block is currently zoned. Second, the rezoning would allow the current use to be a permitted use and not an existing nonconforming use. Third, there appeared to be no opposition from the neighbors since over seventy (70) percent of the neighbors signed the rezoning petition.

5) *With all business complete, the Commission adjourned at 1:10 PM.*