

City Planning Commission

Erie, Pennsylvania

December 20, 2011

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, December 20, 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, Daniel Collins, Gary Ravetto

2) *Approval of the October 18, 2011 regular meeting minutes of the City Planning Commission as received.*

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

3) *The Commission reviewed a request for the closing of German Street between East 14th and East 15th Streets, East 15th Street between German and Parade Streets, and Division Street between East 14th Street and the CSX right-of-way submitted by the Erie Metropolitan Transit Authority.*

Edward Roethlein and Dennis were present to explain the request. EMTA plans to consolidate and expand their existing locations to the area defined between German and Parade Streets and East 14th and the CSX right-of-way due to aging structures. The street closings will enable the new facility to be continuous and enable smooth traffic flow. Several utility companies have issues with existing infrastructure which CDM and EMTA are working on solving.

Charles Scalise and Rick Griffin were present to support the project as land owners across from the EMTA property. Mr. Griffin made a point that there would be no stop sign between French and Parade Streets on East 14th Street. A stop sign would help control traffic in this area that is frequented by pedestrians daily.

On a motion of **Mr. Antalek**, seconded by **Ms. Lehrian**, the Commission voted 5-0 to approve the request for the closing of the streets, contingent upon an agreement is reached with all utilities regarding easements as well as a stop sign being placed between French and Parade Streets on East 14th Street.

- 4) *The Commission reviewed a request for the closing of certain paper streets known as Garfield Street between West 11th Street and the Bayfront Parkway and Ottawa Avenue as well as the rezoning of property identified as parcels 3106-113 and 3106-210 from R-1 Low Density Residential to M-1 Light Manufacturing. Both requests were initiated by the Erie Western Port Authority.*

Tim Sinnott and Doug Marworski were present to explain the request. The Erie Western Port Authority (EWPA), on behalf of PennDOT, would like to close part of Garfield Street and Ottawa Avenue since both streets are paper streets that consist of grass. The EWPA will construct a park and ride at the site. The neighboring property owner of Garfield Street, GetGo, has agreed to the closing upon six conditions which EWPA has agreed to (see attached e-mail). Since the Millcreek Tunnel runs through Garfield Street, both the EWPA and GetGo will need to provide an easement to the Millcreek Water Authority for access to the tunnel. EWPA has no issues granting the Millcreek Water Authority and easement. The rezoning request would be necessary to create a parking lot in the area as R-1 does not permit parking lots. The parcels were left over from the construction of the Bayfront Parkway and have not been used as residential property in years. Changing the zoning district to M-1 will be consistent with the zoning of the surrounding properties.

On a motion of **Mr. Antalek**, seconded by **Mr. Brennan**, the Commission voted 5-0 to approve the request for the closing of the streets contingent upon both the EWPA and GetGo provide an easement to the Millcreek Tunnel to the Millcreek Water Authority. The rezoning request was also approved at the same time since the rezoning will be consistent with the surrounding property.

- 5) *The Commission reviewed a minor subdivision request made by Mid-Town Partners. They sought to subdivide parcels at properties located on Peach Street between West 12th and West 13th Streets. The attached letters details two modification requests on lot dimensions and lot frontage.*

Mark and Tom Podskalny were present to explain the subdivision. Mid-Town Partners proposed the subdivision so the townhouses will have their own lot of record for mortgage purposes. Due to the particular nature of the townhouses, the lots do not meet the required minimum dimensions of 60'X100'. Furthermore, two lots do not have the required frontage to a public right-of-way. The reason for the lack of frontage is that the coffee shop will be its own lot of record with the townhouses constructed over the coffee shop. Since the townhouses will be violating the air space of the coffee shop, an agreement between the coffee shop and the townhouse owners must be recorded in the deed allowing the townhouse owners to occupy the area above the coffee shop. There is also a perpetual easement granting all townhouse owners access to the common area.

On a motion of **Ms. Lehrian**, seconded by **Mr. Brannan**, the Commission voted 5-0 to approve the minor subdivision request and grant the modifications to the parcel size and frontage, provided the coffee shop's and affected townhouses' provides an easement to the townhouses to occupy coffee shop air space.

6) *With all business completed, the Commission adjourned at 2:30 PM.*