

# *City Planning Commission*

*Erie, Pennsylvania*

*February 21, 2012*

## *-Minutes-*

### **MEMBERS OF THE CITY PLANNING COMMISSION:**

The regular meeting of the City Planning Commission was held on Tuesday, February 21, 2012 at 1:00 PM in the 5<sup>th</sup> Floor Conference Room of the City Municipal Building, 626 State Street.

1) *Roll Call.*

**Members Present:** Gary Antalek, Daniel Collins, Richard Speicher

**Members Absent:** Gary Ravetto

2) *Election of Officers*

Gary Antalek was voted Chairman of the Planning Commission. Daniel Collins was voted Vice Chairman of the Planning Commission. Shelley Bueler was reappointed to the Design Review Committee for another term.

3) *Approval of the December 20, 2011 regular meeting minutes of the City Planning Commission as received.*

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

4) *At the request of City Council, the Commission reviewed a request for the proposed rezoning of various parcels from French Street to Parade Street between East 14<sup>th</sup> Street and the CSX right-of-way. The parcels are zoned M-1, RLB, C-1, and C-4. The parcels are to be zoned M-2. This request was submitted by the Erie Metropolitan Transit Authority.*

Edward Roethlein and Rachel Maloney were present to explain the request. EMTA plans to consolidate their existing locations and expand their facility located on French Street to the area defined between German and Parade Streets and East 14<sup>th</sup> and the CSX right-of-way. Rezoning the property to M-2, Heavy Manufacturing, will remove the more restrictive setback requirements the other districts have. This will let the facility utilize enough space to be a viable project due to the narrowness of the parcels. The facility would also be a conforming use under the M-2 district. After the street closings have been approved, the parcels will be combined into one parcel.

On a motion of **Mr. Speicher**, seconded by **Mr. Collins**, the Commission voted 3-0 to recommend approval of the rezoning request.

- 5) *The Commission reviewed a minor subdivision request by Erie Plaza Holdings. Parcel 5107-104 on the northwest corner of Fairmount and Broad, zoned C-2, will be subdivided so a new retail outlet may be developed.*

James Welka was present to explain the subdivision on behalf of Erie Plaza Holdings. The new lot will be the location of an O'Reilly's Autoparts Store. The new lot will be 180'X200'.

On a motion of **Mr. Collins**, seconded by **Mr. Speicher**, the Commission voted 3-0 to approve the request since it was determined to be in compliance with the Erie City Subdivision and Land Development Ordinance.

- 6) *The Commission reviewed a replot request made by 140 E. 16<sup>th</sup> Street, Inc. The property is located on the northwest corner of East 16<sup>th</sup> and Division Streets and is zoned M-1.*

James Welka was present to explain the replot on behalf of 140 E. 16<sup>th</sup> Street, Inc. The replot will create a lot that is 78'X221.5'. Penelec is purchasing the piece.

On a motion of **Mr. Speicher**, seconded by **Mr. Anatalek**, the Commission voted 3-0 to approve the replot request since it was determined to be in compliance with the Erie City Subdivision and Land Development Ordinance..

- 7) *With all business completed, the Commission adjourned at 1:25 PM.*