

City Planning Commission

Erie, Pennsylvania

March 20, 2012

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, March 20, 2012 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, Daniel Collins, Richard Speicher

Members Absent: Gary Ravetto, with one vacancy

2) *Approval of the February 21, 2012 regular meeting minutes of the City Planning Commission as received.*

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

3) *The Commission reviewed a replot request submitted by Michael Peterson regarding property to be purchased by the Erie Civic Center Authority. The property is zoned R-2 and is located on the eastern portion of Holland Street between East 8th and East 9th Streets. The applicant is replotting two lots for the residual and seven lots for the new lot located on Holland between East 8th and 9th Streets.*

Ronald Desser from the Erie Civic Center and Michael Peterson, the owner, were present to explain the replot. Mr. Desser said that the replot will help alleviate the current parking situation which has become more restrictive due to the \$42 million renovations to the Erie Civic Center. A letter of modification was submitted for 208-10 East 9th Street due to the lot size. A garage from this property will be added to the new lot for maintenance vehicle storage.

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

4) *The Commission reviewed a replot request by Bill Reiger regarding properties located at 930 and 936 West 28th Streets. A 42'X42.35 portion of 936 West 28th Street will become an integral part of 930 West 28th Street, creating a 6098 sq. ft. lot. The properties are zoned R-1A.*

Jen Laird was present to explain the replot on behalf of Bill Reiger. The purpose of the replot is to provide a yard for a second house located at 930 West 28th Street. A letter of modification was submitted for the lot size of 930 West 28th Street. The replot will alleviate the setback requirements for the second house on 930 West 28th Street.

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

- 5) *The Commission reviewed a request by the Erie Redevelopment Authority to declare 15 properties blighted in order to proceed with the eminent domain process. The properties are:*

731 East 13 th	910-12 East 24 th
453 East 14 th	704 East 25 th
920.5 West 16 th	2201 German St.
818 East 21 st	515 Huron St.
849 East 21 st	315 Plum St.
451 East 24 th	1116 Wallace St.
633 East 24 th	406 Wilson St.
902 Poplar St.	

Michael Lorei from the Erie Redevelopment Authority (ERA) and Joe Cilladi, the demolition coordinator from the Erie City Bureau of Code Enforcement, were present to speak on the behalf of the ERA. The properties listed are vacant and most are at least 2 years behind on taxes with no utilities present. Attempts to contact the owners have been unsuccessful and many of the structures pose danger due to dilapidation on both the interior and exterior as well as fire hazards. Many of the properties have also received several police complaints as well as the City boarding the same properties on different occasions. The ERA is proposing to take the properties with eminent domain and demolish the properties.

On a motion of **Mr. Collins**, seconded by **Mr. Anatalek**, the Commission voted 3-0 to refer them to the ERA to secure the properties through the eminent domain process. (See attached resolution.)

- 6) *Appoint of a Planning Commission member to the Blighted Property Review Committee.*

Mr. Speicher was appointed as the representative of the Planning Commission to the Blighted Property Review Committee.

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