

City Planning Commission

Erie, Pennsylvania

June 19, 2012

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, June 19, 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, Richard Speicher, Don Marinelli

Members Absent: Daniel Collins and Gary Ravetto

2) *Approval of the April 19, 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) *Welcome new Planning Commission member Don Marinelli.*

The Planning Commission welcomed Don Marinelli.

4) *Verification documentation regarding a neighborhood meeting that was held in regard to the installation of a radio tower to be installed on the roof of a building located at 1324 South Shore Drive.*

In accordance with Section 305.45.5.h of the Erie City Zoning Ordinance, a pre-approval Planning Commission Conference was held to provide proof of a neighborhood involvement meeting regarding the placement of the proposed equipment for a radio tower at 1324 South Shore Drive. Mr. Richard Rambaldo was present to present the Planning Commission with the required documentation. Mr. Rambaldo presented the Planning Commission with a list of all the neighbors within five hundred (500) feet of the proposed tower who received a letter inviting the neighbors to the involvement meeting, the letter sent to each person on the list, the sign in sheet for the meeting, the minutes of the meeting, a letter from the Bureau for Historic Preservation regarding the proposed tower should have no effect on any historic resources, a letter from the City of Erie outlining the requirements for the proposed tower, and a schematic of the proposed tower. The tower will be stealth-like resembling a flag pole. The height of the tower falls well under the three hindered twenty-eight (328) feet maximum

allowed by the Federal Communications Commission. The tower is seventy-five (75) feet high and will have no guy lines or lights.

Ms. Debra Wells of 1348 South Shore Drive was present to voice her concerns regarding the effects on property values, aesthetic value, and health issues the tower may present. Mr. Fletcher Gordon of 1348 South Shore Drive was also present to voice his concerns regarding aesthetic impacts to the Presque Isle and the surrounding area.

Mr. Antalek and the rest of the Planning Commission agreed that the paperwork provided was sufficient to meet the requirements of Section 305.45.5.h of the Erie City Zoning Ordinance. The Planning Commission unanimously recommended the radio tower to the Erie City Zoning Hearing Board for a public hearing regarding a special exception.

- 5) *The Commission reviewed a minor subdivision request by Saint John the Baptist Church regarding property at 507 East 26th Street. A lot approximately 55'x140' (7,732 square feet) will be created. A letter of modification was submitted regarding the lot not meeting Section 805.7 of the Erie City Subdivision and Land Development Ordinance which states new lots, "shall not be less than sixty (60) feet in frontage by one hundred (100) feet in depth." The area is zoned R-1A.*

Michael Sanford from Sanford Surveying and Engineering was present to speak on behalf of Saint John the Baptist Church for the minor subdivision request. Mr. Sanford stated that reason the lot does not meet the sixty (60) foot width for a new lot is because the church wants to maintain the sidewalk on church property. Mr. Antalek noted that although the new lot does not meet the sixty (60) foot requirement, the lot exceeds the maximum length of one hundred (100) feet and also exceeds the required six thousand (6,000) square feet for a new lot. He also noted that all of the buildings meet the setback requirements as set forth by the Erie City Zoning Ordinance.

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

- 6) *With all business completed, the Commission adjourned at 1:45 PM.*