

City Planning Commission

Erie, Pennsylvania

October 16, 2012

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, October 16, 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, and Richard Speicher, Don Marinelli

Members Absent: Don Marinelli and Gary Ravetto

2) *Approval of the July 17, 2012 regular meeting minutes of the City Planning Commission as received.*

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

3) *At the request of City Council the Commission will discuss and recommend the proposed rezoning of parcels 5016-100 and 5020-100 from C-4 Traditional Neighborhood and M-1 Light Manufacturing to C-2 General Commercial district. This property is located between Parade and Ash Street and 19th and 20th.*

Gary Renaud was present to explain the proposed rezoning. CPR Developers, LLC, the current owner, would like to develop the parcels. The owners view the parcels as undevelopable under the current zoning classifications, C-4 and M-1. The proposed rezoning to C-2 would permit the property to be developed for either residential or commercial purposes. Mr. Renaud stated that they are looking to develop something similar to the housing across the street, which was also rezoned to C-2. Upon further questioning from the Commission, Mr. Renaud stated that they currently do not have a plan in place to develop the parcel other than for either residential or commercial purposes. The Commission recommended that a condition be placed on the rezoning that no conditional uses permitted in the C-2 be developed for these parcels. Mr. Renaud agreed to the condition and would also state the condition in writing.

On a motion of **Mr. Collins**, seconded by **Mr. Antalek**, the Commission voted 3-0 to recommend the rezoning for approval with the condition that no conditional uses in the C-2 district be developed for the parcels.

- 4) *The Planning Commission will review a minor subdivision by Habitat for Humanity regarding property at Warfel and Camphausen Index Nos 5112-100 and 5112-102. Two new irregular lots will be created that meet the Land Development Ordinance in this area zoned R-1A.*

Mike Saunders was present to explain the request for the subdivision on behalf of Habitat for Humanity. The Commission asked what the intent for the property was after the subdivision occurred. Mr. Saunders stated that the property to be subdivided was to be used for residential development that Habitat for Humanity would construct.

On a motion of **Mr. Antalek**, seconded by **Mr. Collins**, 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 Planning Commission will review another subdivision by Habitat for Humanity regarding property on Camphausen near Glendale Avenue. Index No. 5112-200 will be divided into two equal parcels of 42.50'x 123.26'. A letter of modification has been submitted regarding the lot not meeting Section 805.7 of the City of Erie Subdivision Ordinance which states new lots shall not be less than sixty (60) by one hundred (100) feet in depth and length. The area is zoned R-1A.*

Mike Saunders was present to explain the request for the subdivision on behalf of Habitat for Humanity. The Commission asked what the intent for the property was after the subdivision occurred. Mr. Saunders stated that the property to be subdivided was to be used for residential development that Habitat for Humanity would construct. Mr. Saunders explained that the modification letter was presented for the lot size since most of the lots in the area have similar lot sizes. The lot size would not be out of character for the neighborhood. The Commission agreed that the modification would create lots of similar character for the neighborhood.

On a motion of **Mr. Speicher**, seconded by **Mr. Collins**, 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.

- 6) *With all business completed, the Commission adjourned at 1:15 PM.*