

City Planning Commission

Erie, Pennsylvania

November 20, 2012

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, November 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, Gary Ravetto, Richard Speicher, Don Marinelli

Members Absent: Daniel Collins

2) *Approval of the October 16, 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) *At the request of City Council the Commission will discuss and make a recommendation for the proposed rezoning of parcels (15) 2105-107, 108, 109, and 110 and portion of 2051-101 from M-1 Light Manufacturing to M-2 Heavy Manufacturing. These parcels are located on the 1500 block of East 12th Street.*

Jay Albstert, the attorney for the petitioners, Paul Janicke, representing McInnes Rolled Rings, and Katrina Smith, representing GEIDC, were present to explain the rezoning request. Attorney Albstert stated that GEIDC owns a portion of the property being rezoned while McInnes Rolled Rings owns the property to the east that will be rezoned. The property prior to 2000 was zoned M-2 Heavy Manufacturing but was changed to M-1 Light Manufacturing. McInnes Rolled Rings became a non-conforming use in the M-1 district. At this time, McInnes is unable to expand their current facility since it has reached the maximum 50% increase allowed for non-conforming expansions.

Mr. Janicke was asked by the Planning Commission several questions regarding the aesthetics of the expansion and the economic impact on the area. Mr. Janicke stated that the new expansion would be similar to the existing building, which is a campus style complex, and the expansion is scheduled for 5-10 years from now. The facility would create new jobs as well similar to the current use at McInnes Rolled Rings. Parking spaces would also be increased to accommodate for the growth. The Planning Commission also asked how long

the new building would accommodate the business before another expansion. Mr. Janicke said about 20-25 years.

The Planning Commission also was concerned with the possibility of a scrapyard moving into this area. Scrapyards are permitted as a conditional use in the M-2 district. Ms. Smith stated that anyone who would buy the property would not be allowed to have a scrapyard because of a reverse clause that would be part of the agreement. She further indicated that the zoning ordinance would not permit a scrapyard there since all scrapyards must be located at least 300 feet from and residential district.

On a motion by **Mr. Marinelli**, seconded by **Mr. Speicher**, the Commission voted 4-0 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 reviewed a paper alley closing for the City of Erie School District. The alley is shown to run through the middle of Glenwood School. The closing must be made official because the building is being sold. The Commission recognizes this need and unanimously voted to vacate.*
- 5) *With all business completed, the Commission adjourned at 1:20 PM.*