

City Planning Commission

Erie, Pennsylvania

January 15, 2013

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, January 15, 2013 at **1:00 pm** in Room 500, Municipal Building, 626 State Street.

1. *Roll Call*

Members Present: Gary Antalek, Richard Speicher, Daniel Collins

Members Absent: Don Marinelli

Effective January 1, 2013, Mr. Gary Ravetto resigned from his position on the Planning Commission.

2. *Approval of the November 20, 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. *Nominations and elections for Chairman and Vice Chairman.*

On a motion by **Mr. Antalek**, and seconded by **Mr. Collins**, **Mr. Speicher** was unanimously voted Chairman of the Planning Commission.

On a motion by **Mr. Antalek**, and seconded by **Mr. Collins**, **Mr. Marinelli** was unanimously voted Vice Chairman of the Planning Commission.

4. *The Commission reviewed a minor subdivision request made by Richard and Priscilla DiBacco. They would like to divide the lot known as 4402 peach into two parcels. One parcel would be 86.96' x 167.22'. The second parcel would be a 13,773 sq.ft. irregular lot. The properties are zoned C-2.*

Richard and Priscilla DiBacco were present to explain the request for the subdivision. Mr. and Mrs. DiBacco stated that their current tenant was exercising his right to purchase the building on the southern portion of the lot. This parcel will be the 86.96' x 167.22' lot. Both buildings also have separate addresses.

Mr. Collins questioned the breezeway that connects the two buildings as the breezeway was not depicted on the subdivision plat. Mr. and Mrs. DiBacco stated

that the breezeway is not enclosed and is a roof that connects the two buildings. Mr. Andy Zimmerman, Chief building inspector for the City of Erie, was also concerned about the breezeway. The two concerns were who would be responsible for the breezeway if it becomes dilapidated and also, for fire safety. Mr. and Mrs. DiBacco explained that the breezeway is more for cosmetic purposes and not an integral part of the building. Mr. Zimmerman recommended that if the subdivision is approved, it should be on condition that once the breezeway becomes dilapidated, it should be removed completely. Both parties agreed to this condition.

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 with the condition that the breezeway which connects the two buildings be removed once it becomes dilapidated.

5. *With all business completed, the Commission adjourned at 1:15 PM.*