

# *City Planning Commission*

*Erie, Pennsylvania*

*March 19, 2013*

## *-Minutes-*

### **MEMBERS OF THE CITY PLANNING COMMISSION:**

The regular meeting of the City Planning Commission was held on Tuesday, March 19, 2013 at **1:00 pm** in Room 500, Municipal Building, 626 State Street.

1. Roll Call

**Members Present:** Richard Speicher, Gary Antalek, Daniel Collins, Don Marinelli

**Members Absent:** Thomas Dworzanski

2. Approval of the January 15, 2013 regular meeting minutes of the City Planning Commission as received.

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

3. Dan Dahlkemper, Rich Speicher and Mark Stegs' terms on the Design Review Committee has expired. Mark Steg is no longer a representative for the Erie County Historical Society and according to Code his term cannot be renewed. Caleb Pfifer is the new president and wished to be appointed. Dan Dahlkemper and Rich Speicher would like their appointments renewed.

The Planning Commission unanimously voted to reappoint Dan Dalhkemper and Rich Speicher to the Design Review Committee. Caleb Pfifer was also unanimously selected to the Design Review Committee.

4. The Erie Redevelopment Authority submitted a request to declare 5 properties as blighted in order to proceed with the Eminent Domain process.

The properties are:

*514 West 3<sup>rd</sup> Street*  
*1110 East 8<sup>th</sup> Street*  
*632 East 13<sup>th</sup> Street*

*1839 Prospect Avenue*  
*1824 Walnut Street*

Scott Henry was present to speak on behalf of the Erie Redevelopment Authority (ERA). He stated that these properties were declared blighted by the Blighted

Property Review Committee Board. There have been no attempts by the current owners to correct the issues concerning the properties. Joe Cilladi, Erie City Demolition Coordinator, was also present and reaffirmed that there has been no attempt to correct the issues concerning the properties. The Planning Commissions needs to certify that the properties are blighted so that the ERA can begin the Eminent Domain process.

On a motion by **Mr. Speicher**, seconded by **Mr. Marinelli**, the Commission voted 4-0 to certify the 5 address as blighted. **Chairman Speicher** signed the resolution after the vote.

5. At the request of City Council the Commission will discuss and make a recommendation for the proposed rezoning of parcels (18) 5241-101, (18) 5173-100 & 103, (18) 5174-100, 101, and 102 owned by Vendetti Bros. from C-3 Central Business to C-2 General Business. These parcels are located at McClelland and Bayfront Highway.

Chester Vendetti was present to speak on behalf of Vendetti Bros. for the proposed rezoning. Mr. Vendetti stated that the property was rezoned a few years ago to C-3 since the setback requirements were less restrictive than the current zoning. However, last December, they realized that the zoning ordinance required any new construction to be built on the property line. The change in zoning would allow the owners to build the same project without the project being located on the property line. The Planning Commission asked what the proposed project would be. Mr. Vendetti stated that it would be similar to the shopping plaza that was proposed during the first rezoning. The Planning Commission agreed

On a motion by **Mr. Antalek**, seconded by **Mr. Collins**, the Commission voted 4-0 to recommend the rezoning for approval.

6. With all business completed, the Commission adjourned at 1:10 PM.