

City Planning Commission

Erie, Pennsylvania

May 21, 2013

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, May 21, 2013 at **1:00 pm** in Room 500, Municipal Building, 626 State Street.

1. *Roll Call*

Members Present: Don Marinelli, Gary Antalek, Daniel Collins, Thomas Dworzanski

Members Absent: Richard Speicher

2. *Approval of the March 19, 2013 regular meeting minutes of the City Planning Commission as received.*

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

3. *The Commission reviewed a change of use request in the WC-3 (Waterfront Commercial Hammermill District) from a credit union (bank) to an office/semi-public use proposed by the Erie County DUI Program Incorporated.*

Brian Agresti, owner of the property; and Phil Friedman, Board Member and Attorney for the DUI Program; Shirley Williams, President; and Sherry Brinager, Program Director; were present to speak on behalf of the request. Per Section 306 of the Erie City Zoning Ordinance, all conditional uses must be presented to the Planning Commission for their recommendation to City Council.

To begin with, Mr. Friedman stated that there are to be no changes to the outside of the building. Extensive interior renovations will be made to accommodate offices and a semi-public use.

The Commission questioned the tax status for the ECDPI. Mr. Friedman stated that the ECDPI would be tax exempt for the portion of the building that the ECDPI would occupy. The other offices, which would be rented out, would remain taxable. Attorney Friedman stressed that was not an issue to be determined at this date by this Commission.

The Commission questioned the position of the Port Authority on the proposed use being that the property is located in a Waterfront District and whether or not they have been notified of the proposed change of use. At the time, the Port Authority's position had not been obtained. Also, the Port Authority is in present litigation regarding tax exempt usage. It was noted that all property owners in the affected area would be notified by mail.

The Commission then asked if the ECDPI would be purchasing the property. Mr. Friedman stated that the purchase would be contingent upon the loan being approved of this he stated he was almost certain.

The Commission asked about the parking situation for the property. Mr. Agresti stated that there is plenty of parking with the possibility of expanding the parking lot by 6 spaces. Mr. Agresti also pointed out that the property does not front the lake.

Mr. Agresti also stated that if the conditional use change to a semi-public use and offices was not granted he would like a use change that permitted him to use the property for his own personal business office.

On a motion by **Mr. Collins**, seconded by **Mr. Antalek**, the Commission voted 3-0 with **Mr. Dworzanski** abstaining to recommend approval to City Council regarding the change of use from a credit union (bank) to an office/semi-public use.

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