

City Planning Commission

Erie, Pennsylvania

June 18, 2013

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, June 18, 2013 at **1:05 pm** in Room 500, Municipal Building, 626 State Street.

1. *Roll Call*

Members Present: Richard Speicher, Don Marinelli, Daniel Collins, Thomas Dworzanski

Members Absent: Gary Antalek

2. *Approval of the May 21, 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 replot request made by George Kramer. He would like to replot three lots known as 1101-3 East 25th St, 1105 East 25th St, and 2511 Pennsylvania Ave. The lots' new area will be 40'X103' at 1101-3 East 25th St, 42'X103' at 1105 E 1105 East 25th St, and 42'X82' at Pennsylvania Ave. A letter of modification has been submitted since the lot sizes do not meet Section 805.7 of the Erie City Subdivision and Land Development Ordinance, all new lots shall be at least 60'X100'. The properties are zoned R-2.*

George Kramer, owner of the property, and Colin Noble, engineer from David Laird Associates, were present to explain the request for the replot. Mr. Noble began by stating that no matter how the lots were subdivided, the current nonconforming issues could not be remedied, only improved. The Commission asked which lines were to be moved. Mr. Noble stated that two lines were to move. One line was to move north 2' while the other line was moved to remove the current encroachment of the beer distributor at 2511 Pennsylvania Ave.

The Commission then asked what the present uses of the properties were. Mr. Noble and Mr. Kramer both said that the uses of the properties were two apartment buildings and a beer distributor. The Zoning Officer confirmed that the properties were nonconforming but the replot would improve the nonconforming issues when

asked by the Commission. The letter of modification was necessary to allow the nonconformities, such as setbacks and lot coverage, to be improved as well as alleviate the encroachment of the beer distributor across the property line. The beer distributor was a nonconforming use in the R-2 district.

The Commission turned their attention to the 11' easement. Mr. Kramer indicated that the easement has existed for some time and is not a proposed easement. The easement is for the beer distributor since it is a drive-thru distributor. It was never an alley.

On a motion by **Mr. Speicher**, seconded by **Mr. Marinelli**, the Commission voted 4-0 to approve the replot with the modification since the replot meets all applicable sections of the Erie City Subdivision and Land Development Ordinance.

4. *With all business completed, the Commission adjourned at 1:14 PM.*