

City Planning Commission

Erie, Pennsylvania

July 16, 2013

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, July 16, 2013 at **1:05 pm** in Room 500, Municipal uilding, 626 State Street.

1. *Roll Call*

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

Members Absent: None

2. *Approval of the June 18, 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. *The Commission reviewed a Waterfront Conditional Use proposal by Judith Farrar for the construction of an addition to her house at 359 Short Street. The project was reviewed by the Design Review Committee on July 3, 2013.*

At the beginning of the meeting Mr. Speicher stated that he was also on the Design Review Committee and that the proposed addition would seamless blend into the existing house. Mr. Bob Rose and Ms. Judy Farrar were present to explain the proposal. The Commission asked which way the addition face. Mr. Rose explained that the addition was to face south, away from the street. Ms. Farrar added that the addition is recessed so that you would not see the addition from the street. Mr. Rose further explained that the addition was to create a larger second floor bedroom while also allowing the bathroom and laundry rooms to be moved to the first floor.

The Commission then questions if the addition was only vertical. The Zoning Officer indicated that the proposed addition was to go out from the house as well as up. The Commission asked if there was a garage on the property. Ms. Farrar stated that there was a garage on the west side of the house which wouldn't be affected by the addition. The addition was going towards the east property line. It was also noted that all other zoning requirements were met. The final question from the

Commission concerned any screening requirements. The Zoning Officer stated that since this was a residential expansion, there would be no screening requirements.

On a motion by **Mr. Speicher**, seconded by **Mr. Dworzanski**, the Commission voted 5-0 to recommend the proposal for approval to City Council.

4. *The Commission reviewed a minor subdivision request by HANDS. They would like to divide the lot known as 2686 Peach Street into two parcels. One parcel will be a 38,335 sq. ft. irregular lot. The second parcel will be a 10,682 sq. ft. irregular lot. The property is zoned RLB.*

Mr. Matthew Good, Director of Real Estate Development, was present to explain the subdivision for HANDS. Mr. Good stated that proposed was purchased in December. The purpose of the development was to provide veterans in the area housing. Due to a grant being denied, the subdivision was necessary to split the development into phases for another grant. The property would be subdivided into the red brick house which would consist of four two-bedroom units and the 1970's light brick building which would be the focus of the new grant.

The Commission questioned if the development meet the parking requirements. Mr. Good stated that the development exceeds the parking requirements of the Zoning Ordinance. The Commission also had concerns regarding the fact that the two buildings were currently connected. Mr. Good stated that the addition that connects the two buildings would be demolished. The Zoning Officer also stated that no permits would be issued while a building straddles a property line. The Commission then questioned the use of the second building. Mr. Good stated that the second building would contain 20 units. The final question the Commission had was in regards to the address of the subdivided building. Mr. Good assumed it would stay 117 Goodrich.

On a motion by **Mr. Antalek**, seconded by **Mr. Collins**, the Commission voted 5-0 to approve the subdivision since the subdivision met all applicable sections of the Erie City Subdivision and Land Development Ordinance

5. *With all business completed, the Commission adjourned at 1:24 PM.*