

# *City Planning Commission*

*Erie, Pennsylvania*

*November 19, 2013*

## *-Minutes-*

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

The regular meeting of the City Planning Commission was held on Tuesday, November 19, 2013 at **12:55 pm** in Room 500, Municipal Building, 626 State Street.

1. *Roll Call*

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

**Members Absent:** None

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

On a motion by **Mr. Antalek**, seconded by **Mr. Speicher**, the October 15, 2013 meeting minutes were approved unanimously as received.

3. *The Commission reviewed a Waterfront Commercial Use proposal by Ed Serafini for the construction of a single family home at 239 East 2<sup>nd</sup> Street. Mr. Serafini's home was destroyed by fire and he wishes to rebuild at the same address. The project was reviewed and approved by the Design Review Committee on November 6, of this year.*

Ed Serafini, property owner of 239 East 2<sup>nd</sup> Street, was present to explain the request. Mr. Serafini stated that he would like to rebuild his home that was damaged by fire. The house will be in the exact footprint except for a new 14'X14' rear addition. The house will now only be one-story instead of the original two-story structure. Most of the original landscaping will be the same except the front hedges will be removed. The Commission questioned the type of materials that will be used. Mr. Serafini stated that the materials are similar in color to the current scheme. The Commission commented that the new house will be compatible with the neighborhood.

On a motion by **Mr. Speicher** and seconded by **Mr. Collins**, the Commission unanimously voted to recommend approval of the new single family dwelling.

4. *City Council referred to the Planning Commission a request by the Erie County Historical Society to rezone property located at 356 West 6<sup>th</sup> Street and 333, 337, 341, 345, 349, and 353 West 5<sup>th</sup> Street from RLB, Residential Limited Business, and R-3, High Density Residential, to C-1, Local Commercial.*

Jeff Kidder and Caleb Pifer were present to discuss the rezoning. After a brief history of the Watson-Curtze Mansion and the surrounding parcels, Mr. Kidder stated that reason for the rezoning was to increase the size of the museum which currently exceeds the maximum allotment for a museum in the RLB district. With the C-1 zoning, there would be no size limit for the use as a museum. This would allow the museum to expand onto the parcels located on the West 5<sup>th</sup> Street side without a size restriction.

The Commission had concerns regarding the proposed C-1 rezoning. As Mr. Antalek pointed out, the C-1 zoning district permits several commercial uses that are not compatible with residential districts, specifically restaurants. The new zoning district could also have a detrimental effect on the historic character of the neighborhood as well.

With these concerns, on a motion by **Mr. Antalek** and seconded by **Mr. Speicher**, the Planning Commission recommended that the property at 356 West 6<sup>th</sup> Street remain RLB and that the properties at 333, 337, 341, 345, 349, and 353 West 5<sup>th</sup> Streets be rezoned from R-3 to RLB. The Planning Commission also strongly suggests that a dimensional variance be pursued for the expansion of the museum rather than zone this area to C-1.

5. *Upon the initiative of City Council the Commission will discuss and make a recommendation for the rezoning of 2021 and 2047 East 38<sup>th</sup> Streets from R-1 (Low Density Residential) to that of C-1 (Local Commercial District). Attorney Richard Vendetti has made this request.*

Attorney Richard Vendetti was present to explain the rezoning request. Atty. Vendetti stated that thirty years ago, when the car wash was constructed, the parcels were located in a commercial district. At the time of the 1999 comprehensive rezoning, the properties were changed to residential. The rezoning would increase the properties' marketability.

The Commission asked if there are any setback and/or screening requirements. The zoning office stated that the setback would be one foot per one foot of height of building and there are screening requirements when adjacent to a residential district. The Commission then questioned the traffic pattern. Atty. Vendetti stated that traffic can currently access both East 38<sup>th</sup> Street and Zimmerman Road. The final question the Commission had involved the proposed use that would occupy the lands after the rezoning. Atty. Vendetti said that, at this time, there are no contracts for anyone purchasing the property. The best use would be a commercial strip plaza but there are no plans at this time.

With a motion by **Mr. Marinelli** and seconded by **Mr. Dworzanski**, the Planning Commission unanimously recommended that the properties be zoned from R-1 to C-1.

6. *The Commission reviewed a request for a replot by Lisa Manendo. The properties are located on the corner of Meade and Royale Avenues. The two parcels are currently 100'X80' and 100'X60'. The request is to make each lot 100'X70'. The property is located in an R-1 District.*

Mike Sanford, the surveyor who prepared the replot, was present to explain the request. Mr. Sanford said that the reason for the replot was to create two equal lots, one lot has a dwelling and one lot is vacant. There are potential plans to construct a single family dwelling on the vacant lot; the replot would allow the new construction to have a larger lot.

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

7. *The Commission reviewed a request for a replot by Passport West Eighth, LLC. The properties are located by Peach Street and Royal Avenue. The first parcel, tax ID 19-6116-118, will add 0.038 acres to a 1.071 acres and create a 1.109 acre irregular lot at the intersection of Averlon Avenue and Peach Street. The second parcel, tax ID 19-6116-107 will add 0.077 acres to a 0.154 acres lot to create a 66.93'X150' lot. Parcel 19-6116-118 is located in the C-2 district. Parcel 19-6116-107 is located in the R-1 district.*

Mike Sanford, the surveyor who prepared the replot, was present to explain the request. Mr. Sanford said that the reasoning for the replot was to combine a portion of a lot, which currently houses a dumpster, into the commercial property where Panera Bread is. The residual parcel will then be combined into an adjacent lot since the residual piece cannot be a standalone parcel.

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

With there being no further business, the meeting was adjourned at 1:35.