

# *City Planning Commission*

*Erie, Pennsylvania*

*July 15, 2014*

## *-Minutes-*

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

The regular meeting of the City Planning Commission was held on Tuesday, July 15, 2014 at **1:05 pm** in Room 500, Municipal Building, 626 State Street.

1. *Roll Call*

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

**Members Absent:** Dan Collins

2. On a motion by **Mr. Antalek**, seconded by **Mr. Speicher**, the June 17, 2014, meeting minutes were approved unanimously as received.
3. *The Planning Commission reviewed an application submitted by Tom Kennedy to build a three story hotel off the Bayfront highway just north of the foot of Liberty Street. The Project was reviewed by the Design Review Committee on July 2, and approved provided the lighting plan and fixtures be presented to the Planning Commission.*

The developer, Tom Kennedy, was present to explain the proposed hotel to the Planning Commission. Mr. Kennedy stated that ten years ago John Evans and he purchased the piece of property where the proposed hotel is to be. The property is tucked into the bluff and the parcel is long and narrow. Several ideas had been looked into for this property including an office building and a residential uses. However, the market, at that time, did not support either project. The Cobblestone Hotel chain approached Mr. Kennedy and after conducting market studies, a hotel is feasible at this location. Currently, there are two easements for the Port Authority. The first easement provides access for an aerial crossover from the bluff to the bay. The second easement permits a walkway across the property to the new signal to cross Bayfront Parkway.

Mr. Antalek began the questioning by asking if there is any intent to develop east or west of the hotel. Mr. Kennedy said that the area is made up of four or five parcels that will be combined and it would be possible to develop west at a further time. Mr. Antalek further continued the questioning about the parking lot being screened. Mr. Kennedy said that there would be screening and if the sidewalk requirement is waived, the screening would create a buffer into the right-of-way. Mr. Kennedy then addressed the lighting plan that the Design Review Committee requested. The lights will face into the parking lot towards the ground

with up lighting illuminating the face of the hotel. The lighting will be similar to other developments in the area.

Mr. Dworzanski inquired about if a restaurant or food service would be located at the hotel. Mr. Kennedy stated that there are no plans for food service other than breakfast. Mr. Antalek also asked about if equipment will be on top of the building and the aesthetics of the hotel from on top of the bluff. Mr. Kennedy stated that all equipment will be located behind the hotel and that the roof will be pitched to provide an appealing look.

Mr. Speicher stated, at this point, that the Design Review Committee made a recommendation at their meeting to waive the sidewalk in front of the hotel. There was a concern that a dead end sidewalk would encourage pedestrians and bicyclists to cross the Bayfront Parkway at the dead end instead of the crossing light that is to be installed. Mr. Jon Tushak, City Engineer, informed the Planning Commission and those in attendance that his office is not in the position to waive the sidewalk requirement as sidewalks are required by ordinance for new developments. The ordinance must be applied consistently across the City.

With all testimony heard, on a motion by **Mr. Antalek** and seconded by **Mr. Marinelli**, the hotel was unanimously recommended for approval as submitted with the proposed sidewalks shown. The Planning Commission also made a recommendation that the sidewalk should be looked at since they had concerns regarding sidewalk safety at this location.

4. *With all business completed, the Commission adjourned at 1:45 PM.*