

City Planning Commission

Erie, Pennsylvania

August 19, 2014

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, August 19, 2014 at **1:05 pm** in Room 500, Municipal Building, 626 State Street.

1. *Roll Call*

Members Present: Richard Speicher, Dan Collins, Thomas Dworzanski, and Don Marinelli

Members Absent: Gary Antalek

2. On a motion by **Mr. Speicher**, seconded by **Mr. Dworzanski**, the July 15, 2014, meeting minutes were approved unanimously as received.
3. *The Commission reviewed a request made by the Erie Redevelopment Authority to legally abandon/vacate the alleyway that extends between West 13 and West 14 Streets in the block between Peach and State Street.*

Scott Henry, who represented the Erie Redevelopment Authority (ERA), was present to explain the alley vacation to the Planning Commission. Mr. Henry began by stating that the alleyway is situated behind the Labor and Industry Building that is currently owned by the Commonwealth of Pennsylvania. The ERA would like to vacate the alley so that the proposed development of sixteen single family dwellings with garages would have gated access. At this time, no construction is anticipated on the alleyway. The City Traffic Engineer does have some concerns about an additional curb cut for the parking lot off of 13th Street.

Mr. Speicher began the questioning with if the ERA had any plans to acquire the Labor and Industry Building. Mr. Henry said there were no intentions of acquiring that particular building. Mr. Speicher then asked what the character of the development would be. Mr. Henry replied that each unit would be one and a half stories with a garage. The exterior would be similar to the other development that has occurred in the area. Mr. Dworzanski asked if all of the lots were on one deed. Mr. Henry said that at one time, the turnpike ran through that section of the block but it is now one deed.

Mr. Speicher asked if there would be any issues regarding the necessary easements for the utilities. Mr. Henry replied that he was hopeful that the ordinance would address all the easement concerns. Mr. Speicher then asked who would be responsible for the stormwater sewer system. Mr. Henry replied the developer would take responsibility for them. Mr.

Speicher also noted that he had some concerns with the Labor and Industry Building's parking lot being gated off after the alley is vacated.

Mr. Marinelli asked what the purpose of the request was for. Mr. Henry stated that the request was to help continue the Union Square Development by using the vacated alley as an access point while maximizing density and restricting access to the public. Mr. Dworzanski asked if the Labor and Industry Building had any access to the alley. Mr. Henry stated that he believed that they may have a man door for access.

With all testimony heard, on a motion by **Mr. Speicher** and seconded by **Mr. Dworzanski**, the Planning Commission unanimously recommended approval to vacate the alley provided that a definitive decision regarding the traffic for the Labor and Industry Building parking lot be addressed, emergency exits for the Labor and Industry Building be maintained, and that since the eastern portion of the alley may not be transferable, the ERA will take responsibility for maintaining the whole vacated alley.

4. *With all business completed, the Commission adjourned at 1:20 PM.*