

# *City Planning Commission*

*Erie, Pennsylvania*

*February 17, 2015*

## *-Minutes-*

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

The regular meeting of the City Planning Commission was held on Tuesday, February 17, 2015 at **1:00 pm** in Room 500, Municipal Building, 626 State Street.

1. *Roll Call*

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

**Members Absent:** Gary Antalek

2. On a motion by **Mr. Speicher**, seconded by **Mr. Marinelli**, the December 16, 2014, meeting minutes were approved unanimously as received.

3. *The Commission reviewed a minor subdivision request by Ronald Seyboldt. He would like to subdivide 1550 East 42<sup>nd</sup> Street into two parcels. One parcel will be 0.16 acres and the second parcel will be 0.21 acres. A letter of modification was submitted for the depth to width ratio and the lots not meeting the 60'X100' requirement for new lots in the City of Erie. The property is zoned R-1.*

Ronald Seyboldt was present to explain the request. Mr. Seyboldt has sold the house but needs the subdivision approved before the sale will be completed. He would like to maintain the lot that is to be subdivided in his ownership. A letter of modification was submitted for the depth to width ratio and lot size due to the irregular shape of the original lot.

On a motion by **Mr. Marinelli**, and seconded by **Mr. Speicher**, the minor subdivision was unanimously approved with the letter of modification since all other provisions of the Erie City Subdivision and Land Development Ordinance were met.

4. *The Erie Redevelopment Authority submitted a request to declare a property blighted in order to proceed with the Eminent Domain process.*

*The property is:*

*963 West 6<sup>th</sup> Street*

Scott Henry was present from the Erie Redevelopment Authority. Mr. Henry stated that the Blighted Property Review Committee had declared the property blighted. The Planning Commission needed to certify the BPRC's declaration. Mr. Henry further elaborated on the property saying that the structure is not in terrible shape. However, the property has been neglected for several years and that the owner has not tried to rehabilitate the property in over three years

On a motion by **Mr. Speicher** and seconded by **Mr. Dworzanski**, the Commission declared the property blighted.

5. *The Commission reviewed a replot request by 7 E. 7<sup>th</sup> St (HANDS). They would like to replot to parcels. One parcel will be 0.88 acres and the second parcel will be 0.24 acres. A dimensional variance was granted by the Zoning Hearing Board on June 10, 2014 for a rear yard setback for 2702-04. The property is zoned RLB.*

Seeing no issues with the replot, the Commission approved the request.

6. *With all business completed, the Commission adjourned at 1:15 PM.*