

City Planning Commission

Erie, Pennsylvania

July 21, 2015

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, July 21, 2015 at **1:05 pm** in Room 500, Municipal Building, 626 State Street.

1. *Roll Call*

Members Present: Gary Antalek, Mark Kloecker and Richard Speicher

Members Absent: Don Marinelli and Thomas Dworzanski

With the Chairman and Vice Chairman absent, **Mr. Kloecker** was nominated and unanimously approved to be the Chairman for this meeting.

2. On a motion by **Mr. Kloecker**, seconded by **Mr. Antalek**, the June 16, 2015, meeting minutes were approved unanimously as received.
3. *The Commission reviewed a replot request by Douglas and Joann Painter. The replot will create a 140'X165' lot at 1202 Peach Street and a 140'X175' lot at 121 West 12th Street. The properties are zoned C-3.*

Jim Welka, from Henry T. Welka & Associates, was present to explain the request. Mr. Welka stated that the Arby's restaurant, located at 1202 Peach Street has been leasing the property at the southwest corner of the property for years from Mr. and Mrs. Painter. Arby's is now purchasing the property. Nothing will physically change at the site.

On a motion by **Mr. Antalek**, and seconded by **Mr. Speicher**, the replot was unanimously approved since all provisions of the Erie City Subdivision and Land Development Ordinance were met.

4. *The Commission reviewed a minor subdivision request by Bay City 2002, Inc. The minor subdivision will create a new lot of 50'X50' and an irregular shaped lot approximately 1.550 acres at 1802 Cranberry Street. A letter of modification was submitted for the lot size of the proposed new lot. The property is zoned M-2.*

Tom Kubinski, legal counsel for the property owners, and Don Carpenter, project manager, were present to explain the request. Mr. Kubinski stated that the current tower on site was to be replaced by a new 150' tower. Lots of 50'X50' are standard lots for this type of project and that is what the owner was willing to sell. Mr. Antalek asked if all provisions of the

Zoning Ordinance were satisfied regarding the proposed communication tower. The prior month, the Erie City Zoning Hearing Board granted approval for the height.

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

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

The property is:

614 West 21st Street

550 East 14th Street

1023 West 10th Street

1042 East 24th Street

431 East 11th 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 structures are in disrepair with several property maintenance and structural issues. The properties are candidates for demolition.

On a motion by **Mr. Antalek** and seconded by **Mr. Kloecker**, the Commission declared the property blighted.

6. *With all business completed, the Commission adjourned at 1:25 PM.*