

City Planning Commission

Erie, Pennsylvania

January 18, 2017

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, January 18, 2017 at **1:00 pm** in Room 500, Municipal Building, 626 State Street.

1. *Roll Call*

Members Present: Mark Kloecker, Thomas Dworzanski, and Richard Speicher

Members Absent: Don Marinelli

2. On a motion by **Mr. Kloecker**, seconded by **Mr. Dworzanski**, the December 20, 2016, meeting minutes were approved unanimously as received.
3. *By City Council initiative and at the request of Testa Enterprises, the Planning Commission reviewed and made a recommendation to City Council regarding the rezoning of parcels 17-4021-222 through 233 from R-2 Medium Density Residential to WR Waterfront Residential.*

Ryan Landi and Amie Gray were present from Testa Enterprises to explain the rezoning request. Testa Enterprises is proposing a mixed income multifamily dwelling between West 2nd, West 3rd, Poplar and Cherry Streets. The property to be rezoned is adjacent to the WR district. Mr. Landi presented a video to the Planning Commission showing the renderings and discussed the project. The video may be found at <https://vimeo.com/198892256>.

The project will consist of 71 units, 45 senior living units on the first two floors and 26 market rate units on the third floor. The project will utilize the majority of the property. Mr. Landi also stated that Testa Enterprises spoke with the neighborhood group Our West Bayfront for their input. With their input, the building facade along West 3rd Street was designed to create a neighborhood feel. The project was also designed to have more than one parking space per unit with overflow parking on Cherry Street. The overall design of the project meets the WR district's requirements.

On a motion by **Mr. Kloecker** and seconded by **Mr. Speicher**, the Planning Commission voted 3-0 to recommend approval of the rezoning for the following reasons:

1. The project is consistent with the Erie City Comprehensive Plan;
2. It is an expansion of an existing WR district;
3. The project is consistent with the goals of the Erie City Zoning Ordinance.

4. *The Planning Commission continued their review of regulations, or the lack thereof, within the City concerning urban agriculture or crop farming, and to make a recommendation to City Council for any appropriate amendments to the Zoning Ordinance to permit such land uses with proper safeguards and restrictions.*

The Planning Commission moved to recommend the urban agriculture amendment with all comments and changes being addressed. On a motion by **Mr. Speicher**, and seconded by **Mr. Kloecker**, the Planning Commission voted 3-0 to recommend approval of the urban agriculture amendment to the Erie City Zoning Ordinance. The Commission stated that the amendment is consistent with the Erie City Comprehensive Plan.

5. *With all business completed, the Commission adjourned at 1:30 PM.*