

# *City Planning Commission*

*Erie, Pennsylvania*

*February 21, 2017*

## *-Minutes-*

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

The regular meeting of the City Planning Commission was held on Tuesday, February 21, 2017 at **1:00 pm** in Room 500, Municipal Building, 626 State Street.

1. *Roll Call*

**Members Present:** Mark Kloecker, Thomas Dworzanski, Don Marinelli, and  
Richard Speicher

**Members Absent:** None

2. On a motion by **Mr. Speicher**, seconded by **Mr. Dworzanski**, the January 17, 2017, meeting minutes were approved unanimously as received.

3. *The Planning Commission reviewed a subdivision located at the northwest intersection of Davison Avenue and East Grandview Blvd (tax parcel ID 5245-100). The subdivision will create a 209.74'X210' lot and an 88.02'X210' lot with a residual lot of 217.51'X272.78'. The property is located in the C-2 General Commercial district.*

John Laird, surveyor for the subdivision, was present to explain the subdivision. Mr. Laird stated. The subdivision will allow the two banks present to be on their own separate lots. The third lot will be for future development. There will be a 25' access way for frontage on Davison Avenue with access easements across the one lot.

On a motion by **Mr. Speicher** and seconded by **Mr. Kloecker**, the Planning Commission voted 3-0 to approve the subdivision since all provisions of the SALDO were met.

4. *The Planning Commission reviewed a subdivision located at 2416 Pear Street. The subdivision will create two lots of 46'X141' with a residual lot of 46'X141'. A letter of modification was submitted for the lot sizes since they do not meet the provisions of Section 805.7 of the Erie City Subdivision and Land Development Ordinance, "Lot size and area, height regulations, and yard requirements shall be in accordance with the City Zoning Ordinance, but shall not be less than sixty (60) feet in frontage by one hundred (100) feet in depth." The property is located in the R-1A Traditional Single Family Residential district.*

Jim Welka, surveyor for the subdivision, was present to explain the subdivision. Mr. Welka stated that the subdivision will create three equal lots in size and reestablish former property lines. The lots are consistent with the other lots in the neighborhood.

On a motion by **Mr. Kloecker** and seconded by **Mr. Dworzanski** the Planning Commission voted 3-0 to approve the replot since the letter of modification addressed Section 805.7 of the Erie City SALDO and all other provisions of the SALDO were met.

5. *The Planning Commission will review a subdivision located at 2717 Pear Street. The subdivision will create a lot of 47.56'X141' with a residual lot of 47.56'X141'. A letter of modification was submitted for the lot sizes since they do not meet the provisions of Section 805.7 of the Erie City Subdivision and Land Development Ordinance, "Lot size and area, height regulations, and yard requirements shall be in accordance with the City Zoning Ordinance, but shall not be less than sixty (60) feet in frontage by one hundred (100) feet in depth." The property is located in the R-2 Medium Density Residential district.*

Jim Welka, surveyor for the subdivision, was present to explain the subdivision. Mr. Welka stated that the subdivision will create two equal lots in size and reestablish former property lines. The lots are consistent with the other lots in the neighborhood.

On a motion by **Mr. Kloecker** and seconded by **Mr. Speicher** the Planning Commission voted 3-0 to approve the replot since the letter of modification addressed Section 805.7 of the Erie City SALDO and all other provisions of the SALDO were met.

6. *The Planning Commission reviewed a subdivision located at 538 East 33<sup>rd</sup> Street. The subdivision will create a lot of 5,704 square feet with a residual lot of 2,311 square feet. A letter of modification was submitted for the lot sizes lots since they do not meet the provisions of Section 805.7 of the Erie City Subdivision and Land Development Ordinance, "Lot size and area, height regulations, and yard requirements shall be in accordance with the City Zoning Ordinance, but shall not be less than sixty (60) feet in frontage by one hundred (100) feet in depth." The property is located in the C-1 Local Commercial district.*

John Laird, surveyor for the subdivision, and Wayne Czilich were present to explain the subdivision. The lot currently has a single-family dwelling and an inspection station on the lot. The subdivision will separate the two uses and establish a line similar to a former property line.

On a motion by **Mr. Kloecker** and seconded by **Mr. Speicher** the Planning Commission voted 4-0 to approve the replot since the letter of modification addressed Section 805.7 of the Erie City SALDO and all other provisions of the SALDO were met.

7. *By a petition received from Great Lakes Metal Finishing, Inc., the Planning Commission reviewed and made a recommendation to City Council regarding the vacation of a portion of West 19<sup>th</sup> Street between Raspberry and Cranberry Streets. All applicable utilities and offices have been contacted regarding the street vacation.*

David Wachter, a representative from Great Lakes Metal Finishing, Inc., was present to explain the request for the West 19<sup>th</sup> Street vacation. He stated that the current facility at Great Lakes Metal Finishing, Inc. is at capacity. Vacating the right-of-way would allow the business to expand. This portion of West 19<sup>th</sup> Street was formerly railroad.

Jason Sayers, from the Erie City Bureau of Engineering, stated that there is currently a 24” storm sewer located in this portion of the right-of-way. At this time, the Bureau of Engineering cannot support this request without more information on the possible expansion.

Craig Palmer, engineering manager of the Erie Water Works (EWW), stated that there are currently 12” and a 20” water mains in this portion of the right-of-way. EWW cannot support the vacation request as is and that building any structures with a foundation over the water mains is prohibited.

There was further discussion regarding the type of structure proposed over the utility lines; it was decided more information was required before the utilities could support the right-of-way vacation.

On a motion by **Mr. Speicher**, seconded by **Mr. Kloecker**, the Planning Commission voted 4-0 to table the right-of-way vacation request so that all parties may further discuss potential issues with the vacation.

8. *The meeting was adjourned at 1:38 PM.*