

City Planning Commission

Erie, Pennsylvania

March 21, 2017

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, March 21, 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. *Approval of February 21, 2017 meeting minutes*

On a motion by **Mr. Speicher**, seconded by **Mr. Kloecker**, the February 21, 2017 meeting minutes were approved unanimously as received.

3. *Design Review Committee Appointments / Reappointments*

Dan Dahlkemper, currently serving on the Design Review Committee, is seeking to be re-appointed to the Design Review Committee for a four-year term, which will expire December 31, 2021. Richard Speicher, currently serving on the Design Review Committee, is seeking to be re-appointed to the Design Review Committee for a four-year term, which will expire December 31, 2021. Mark Steg is seeking to be appointed to the Design Review Committee for a four-year term as the representative of the Historical Society, which will expire December 31, 2021.

On a motion by **Mr. Dworzanski** and seconded by **Mr. Kloecker**, the appointments were confirmed by a vote of 3-0.

4. *Waterfront District Conditional Use Approval – Single-Family Dwelling*

Planning Commission reviewed an application submitted by Mark Gusek for a single-family dwelling located at 946 West 2nd Street for a recommendation to City Council. The property is located in the WR - Waterfront Residential district; requiring conditional use approval per Section 306 of the City Zoning Ordinance.

Gary Matczak, architect for the project, and Mark Gusek, the property owner, were present to discuss the proposed dwelling. Mr. Matczak gave an overview of the house design; describing it as a one-story structure with the garage facing West 2nd Street and the front of the house facing the bay / Front Street.

Mr. Speicher asked if the setback of the front of the dwelling would line up with the other houses nearby that face Front Street. Mr. Matczak indicated that it would. It was also noted that the proposed dwelling location went before the Zoning Hearing Board to approve a variance for the proposed setbacks, since it exceeded the required front yard setback on W 2nd Street; and that the variance was approved. Mr. Matczak added that the house was also designed and located so the neighbor's view of the bay would not be obstructed.

On a motion by **Mr. Kloecker** and seconded by **Mr. Dworzanski**, the application was recommended for approval by a vote of 3-0.

5. *Adjourn*

Being no further business the meeting adjourned at 1:15 PM.