

# *City Planning Commission*

*Erie, Pennsylvania*

*May 16, 2017*

## *-Minutes-*

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

The regular meeting of the City Planning Commission was held on Tuesday, May 16, 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. Speicher**, the March 21, 2017, meeting minutes were approved unanimously as received.

3. *The Planning Commission reviewed a replot submitted by Vendetti Brothers Associates at the southwest corner of West 38<sup>th</sup> and Liberty Streets. Parcel A will become 1.3278 acres, Parcel B will become 0.5709 acres, Parcel C will become 0.5687 acres, and Parcel D will become 0.1623 acres. The property is located in the C-2 district.*

Joe Vendetti was present to explain the replot. Mr. Vendetti stated that the replot was meant to create appropriate lots for the redevelopment of this corner. The Planning Commission asked if one of the buildings will be crossing a property line. Mr. Vendetti stated that this portion of the building would be demolished during the redevelopment of the property.

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

4. *The Planning Commission reviewed an application by Jan Ferguson for property located at 107 Plum Street. The applicant is proposing a three-story addition to the existing single-family dwelling. The property is located in the WR district.*

Michael Grab, the architect for the project, and Jan Ferguson, the owner, were present to discuss the addition to 107 Plum Street. Mr. Grab stated that the addition will expand the footprint of the house 20' to the north and 29'4" east to west. The addition will have a garage on the first floor, a kitchen on the second floor, and a master bedroom on the third floor. There will be decks for each floor. The garage will face Plum Street and the

addition will be 34' high. Ms. Ferguson added that the doors and windows will be black with stone being used for portions of the façade. Per the request of the Design Review Committee, the railing system for the decks was presented to the Planning Commission as well as the color of the metal roof being narrowed down to a dark grey or black color.

On a motion by **Mr. Speicher** and seconded by **Mr. Kloecker**, the Planning Commission voted 3-0 to recommend approval of the addition since all concerns of the Design Review Committee were addressed.

5. *The Planning Commission reviewed a request by Erie Insurance Exchange to rezone parcels from the R-2 Medium Density Residential district to the RLB Residential Limited Business district. The parcels to be rezoned are 14-10-08: lots 100-114, 127-141, 200-215, and 230-244; 14-10-10: lots 212-224; and 14-10-11: lots 200-251.*

Michael Glass, representing Erie Insurance Exchange, and Jeff Kidder, representing KidderWachter Architect, were present to explain the rezoning. Mr. Glass stated that the RLB district would allow Erie Insurance Exchange to implement their 10 and 20-year plans for their home office complex. Mr. Kidder added that approximately 90% of the property has been cleared by Erie Insurance Exchange.

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

1. The rezoning is a natural expansion of the RLB district;
2. The rezoning is consistent with the comprehensive plan;
3. The rezoning is in an area targeted for 'core strengthening' by the comprehensive plan, per comments from County Planning's review.

**Public Comment:**

Ed Kissell was present to update the SONS of Lake Erie appeal of the Zoning Hearing Board's decision regarding the walkway on the former GAF site. He also expressed concern regarding the verbiage of the Erie City Zoning Ordinance.

6. The meeting was adjourned at 1:47 PM.