

City Planning Commission

Erie, Pennsylvania

October 17, 2017

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, October 17, 2017 at **1:00 pm** in Room 500, Municipal Building, 626 State Street.

1. *Roll Call*

Members Present: Armand Chimenti, Mark Kloecker, Don Marinelli, and Richard Speicher

Members Absent: Thomas Dworzanski

2. On a motion by **Mr. Speicher**, seconded by **Mr. Kloecker**, the September 19, 2017 meeting minutes were approved unanimously as received.

3. *The Planning Commission reviewed a replot submitted by Sanford Surveying & Engineering for 429 and 437 West 6th Street. The two lots' new acreages will be 0.231 acres (437 West 6th Street) and 0.489 acres (429 West 6th Street). The properties are located in the RLB District.*

Sandra Brydon-Smith was present from the Erie County Bar Association (ECBA) to explain the replot request. Ms. Brydon-Smith stated that the ECBA purchased the properties in March. The property at 429 West 6th Street was renovated for their offices. The replot will allow for off-street parking to be located on the lot with 429 West 6th Street.

On a motion by **Mr. Chimenti**, and seconded by **Mr. Marinelli**, the Planning Commission voted 4-0, to approve the replot since all provisions of the Erie City Subdivision and Land Development Ordinance were met.

4. *City Council respectfully requested the City Planning Commission to review the proposed Alternative Lawn Ordinance and to make a recommendation to City Council for any appropriate amendments to the International Property Maintenance Code Ordinance and report recommendations back to City Council for consideration.*

Paul Burrows, a member of the public, expressed support for the Alternative Lawn Ordinance.

Freda Tepfer, a member of the public, expressed support for the Alternative Lawn Ordinance.

Sarah Galloway, the Erie City Arborist and author of the Alternative Lawn Ordinance, was unable to attend the Planning Commission meeting. Minor changes were made to the ordinance which the Planning Commission has not reviewed.

On a motion by **Mr. Speicher**, and seconded by **Mr. Kloecker**, the item was tabled until next month.

5. *City Council respectfully requested the City Planning Commission to review regulations, or lack thereof, within the City concerning mobile/manufactured homes, and to make a recommendation to City Council for any appropriate amendments to the Zoning Ordinance to permit such residential dwelling types with proper safeguards and restrictions.*

The Planning Commission continued their review of the ordinance regarding mobile/manufactured homes. After reviewing the proposed draft, the Planning Commission wanted to further examine the maximum permitted density of a mobile home park, lot size of a mobile home lot, and setbacks.

On a motion by **Mr. Speicher**, and seconded by **Mr. Marinelli**, the item was tabled until next month so that more research could be conducted on the proposed amendments.

6. *City Council respectfully requested the City Planning Commission to review existing regulations and proposed amendments to Section 306 – Condition Uses – Waterfront Districts and 306.10 – Public Access – Waterfront Districts, of the City of Erie Zoning Ordinance, and to make recommendations to City Council for appropriate amendments. The goal of the proposed amendments is to clarify the existing ordinance language in order to provide clear and concise regulations for future waterfront development and free public access.*

Ed Kissell, a member of the public, expressed his support of the amendment.

Freda Tepfer, a member of the public, expressed her support of the amendment.

Brenda Sandberg, executive director of the Western Pennsylvania Port Authority, was present and stated that the Port Authority was updating their master plan. No recommendations have been endorsed regarding the plan, as the plan has not been delivered yet.

Although the Planning Commission agrees that Section 306 of the Erie City Zoning Ordinance needs updated, the Planning Commission would like a legal opinion regarding the proposed language of the amendment.

With a motion by **Mr. Kloecker**, and seconded by **Mr. Marinelli**, the Planning Commission voted 3-0, having had Mr. Speicher leave the meeting prior to voting, to request a legal opinion from the City Solicitor's office.

On a motion by **Mr. Kloecker**, and seconded by **Mr. Chimenti**, the item was tabled until the City Solicitor's office issued a legal opinion regarding the amendment.

7. *With all business completed, the Commission adjourned at 2:35 PM.*