

City Planning Commission

Erie, Pennsylvania

December 19, 2017

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, December 19, 2017 at **1:00 pm** in Room 500, Municipal Building, 626 State Street.

1. *Roll Call*

Members Present: Thomas Dworzanski, Armand Chimenti, Don Marinelli, Richard Speicher

Members Absent: Mark Kloecker

Election of Officers

Mr. Dworzanski was elected Chairman for 2018.

Mr. Marinelli was elected Vice Chairman for 2018.

Mr. Jake Welsh was elected Secretary for 2018.

2. *Approval of the November 21, 2017 meeting minutes.* On a motion by **Mr. Speicher**, seconded by **Mr. Marinelli**, the November 21, 2017 meeting minutes were approved unanimously as received.

3. *The Planning Commission reviewed a minor subdivision submitted by Sanford Surveying & Engineering for property located on Front Street. Two lots will be created. Lot 1 will be 0.718 acres. The residual new lot will be 0.239 acres. The residual lots will be 0.401 acres (lot 1046-147), 0.416 acres (lot 1049-141), 0.207 acres (lot 1046-142), and 0.463 acres (lot 1046-101). A portion of lot 1046-147 is to be dedicated to the City of Erie to become the right-of-way of Front Street. The properties are located in the WR District.*

Mike Sanford, surveyor for the subdivision, was present to describe the subdivision. The lot that will be created is the location of the new hotel for the Bayfront Place development. The portion of the lot to be dedicated to Front Street is for the vehicular access to the hotel. Brian Weber, architect for the project, stated that to secure funding for the project from the Pennsylvania Department of Transportation, an approved subdivision is required.

On a motion by **Mr. Chimenti**, and seconded by **Mr. Dworzanski**, the Planning Commission voted 3-0, with **Mr. Speicher** abstaining, to approve the subdivision 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 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 discussion of proposed changes to the ordinance regarding mobile/manufactured homes. The Planning Commission changed the minimum lot size from six acres to five acres. The density was also changed from 6,000 square feet per lot to 4,840 square feet per lot. With the changes made, the Planning Commission was satisfied with the proposed amendment.

On a motion by **Mr. Speicher**, and seconded by **Mr. Chimenti**, the Planning Commission voted 3-1 to recommend approval of the draft amendment since:

1. The amendment is consistent with the comprehensive plan.
2. The amendment addresses a deficiency in the ordinance.

5. *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.*

On a motion by **Mr. Speicher**, and seconded by **Mr. Chimenti**, the item was tabled to allow for additional coordination with the Port Authority and further review of all the waterfront regulations in the zoning ordinance.

6. *City Council respectfully requested the City Planning Commission to review the proposed Demolition Delay Ordinance and to make a recommendation to City Council for any appropriate amendments to the Zoning Ordinance.*

George Deutsch, Director of the Erie County Historical Society, was present to express his support for the Demolition Delay Ordinance. Right now, any structure, whether historically significant or not, can be demolished in the City of Erie. The proposed amendment would require a 90-day delay for the demolishing of historically significant structures. The delay does not prevent buildings from being demolished but rather gives the public a chance to give input into the viability of rehabilitating the property.

Melinda Meyer, a representative from Preservation Erie, was present to describe the two-year process that was involved with drafting the proposed amendment. Input from Preservation Erie, City Officials, and other groups were used to draft the amendment.

Since the Planning Commission had several questions regarding the demolition delay ordinance, the Planning Commission voted 4-0 to hold a public hearing for public input on February 20, 2018 at 1:00 PM to be held in City Council Chambers. On a motion by **Mr. Speicher**, and seconded by **Mr. Chimenti**, the item was tabled until the February 20, 2018 public hearing.

7. *With all business completed, the Commission adjourned.*