

***City of Erie Planning Commission
Erie, Pennsylvania
March 20, 2018***

-Minutes-

The regular meeting of the City Planning Commission was held Tuesday, March 20, 2018 at **1:00 pm** in Room 500 of the City of Erie Municipal Building, 626 State Street, Erie PA.

1. *Call to Order / Roll Call*

Member Name	Present	Absent
Thomas Dworzanski, Chair	X	
Don Marinelli, Vice-Chair	X	
Armand Chimenti	X	
Mark Kloecker		X
Richard Speicher	X	

Four of five members present; quorum achieved

2. *Approval of the February 20, 2018 meeting minutes.* On a motion by Mr. Speicher, seconded by Mr. Chimenti, the Planning Commission voted unanimously to approve the February 20, 2018 meeting minutes as received.

3. *Review of the City of Erie Blighted Property Review Committee request that the City Planning Commission designate the following two (2) properties as blighted as that the same may be certified to the Redevelopment Authority of the City of Erie for action:*

- *911 West 7th Street*
- *750 East 8th Street*

Scott Henry from the Redevelopment Authority of the City of Erie presented information to the members regarding the two properties; indicating that the properties have previously been declared blighted by the Blighted Property Review Committee. Both properties have multiple property maintenance and building code violations, delinquent taxes, and are vacant. Mr. Henry noted that upon acquisition of both properties, the Redevelopment Authority will coordinate demolition of the structures, with the vacant lots being retained for future use as a side lot.

On a motion by Mr. Speicher, seconded by Mr. Marinelli, the Planning Commission voted unanimously to designate the two properties as blighted.

4. *Review and recommendation to City Council of a petition received from Wendy A. Berger to close and vacate a 25' portion of the right-of-way at the northwest corner of West 8th Street and Beverly Drive to be added to parcel number 4131-300 in the City of Erie.*

Jim Welka, a registered land surveyor representing the petitioner [adjacent property owner], was present to explain the right-of-way vacation request; providing a map illustrating the area. Mr. Welka stated that the affected portion of right-of-way was previously a stand-alone parcel identified as a park area; that had then been absorbed into the road right-of-way at some point in time. The affected right-of-way area has historically been used as part of an existing off-street parking lot for the adjacent property. The purpose of vacating the right-of-way is to accommodate the continued use of the area for an off-street parking lot.

Additionally, Jake Welsh, the Planning Commission Secretary, indicated that all public utilities and relevant city departments were duly notified of the proposal and none had any objections or concerns.

On a motion by Mr. Chimenti and seconded by Mr. Marinelli, the Planning Commission unanimously recommended approval of the proposed closure and vacation of the right-of-way.

5. *Review and recommendation to City Council of a petition received from Brian Payer and Village of Luther Square and VL Holdings to close and vacate a 16' alley between West 21st and West 22nd Street between Peach and Sassafras Streets in the City of Erie.*

A map illustrating the affected area was reviewed and discussed. Mr. Welsh indicated that all public utilities and relevant city departments were duly notified of the proposal and none had any objections or concerns.

On a motion by Mr. Speicher and seconded by Mr. Dworzanski, the Planning Commission unanimously recommended approval of the proposed closure and vacation of the alley.

6. *Review of a proposed Demolition Delay Ordinance for a recommendation to City Council for any appropriate amendments to the Zoning Ordinance.*

Mr. Welsh indicated that a meeting was held on March 5 with City zoning and code enforcement officials, City planner Kathy Wyrosdick and Preservation Erie representatives to discuss the proposed ordinance. There was further discussion of preparing the proposed demolition delay ordinance as a stand-alone ordinance/requirement versus an amendment to the zoning ordinance. There was also discussion with the City planning director regarding comprehensive plan recommendations and strategies for historic preservation. A follow up meeting will be held to refine the final recommendations for the Planning Commission's consideration.

On a motion by Mr. Dworzanski, seconded by Mr. Chimenti, the Planning Commission voted unanimously to continue discussion on the item at the next meeting pending additional input from the solicitor's office and planning director.

7. *Review of existing regulations and proposed amendments to Section 306 – Conditional Uses – Waterfront Districts and 306.10 – Public Access – Waterfront Districts, of the City of Erie Zoning Ordinance for a recommendation to City Council for appropriate amendments to the Zoning Ordinance.*

Mr. Welsh reviewed a copy of draft revisions to Section 306 and Section 306.10 of the Zoning Ordinance provided to the members. The revisions were drafted to address the public access way design and approval concerns. The language was developed with consideration of the recommendations of the Port Authority Master Plan; which suggested expanding this section of the code to provide a clearer description of the preferred design of the public access way space. It was noted that the revisions are a first draft for discussion, and additional details still need to be finalized/added.

Brenda Sandberg was present to discuss the recommendations of the Port Authority Master Plan; which contains several comments and recommendations related to land use and design regulations in the waterfront zoning districts. Other zoning related recommendations in the plan include modifying permitted uses, off-street parking requirements, and building setback, height and density requirements in the waterfront zoning districts. Ms. Sandberg highlighted some of the recommendations that need additional discussion with the planning commission; including considering adding specific uses, permitted vs. conditional uses, and eliminating additional off-street parking requirements in certain areas.

On a motion by Mr. Speicher, seconded by Mr. Chimenti, the Planning Commission voted unanimously to continue discussion on the item at the next meeting pending additional coordination with the Port Authority.

8. *Being no further business; the meeting adjourned.*