

City Planning Commission

Erie, Pennsylvania

September 18, 2018

-Minutes-

The regular meeting of the City Planning Commission was held Tuesday, September 18, 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 August 21, 2018 meeting minutes.* On a motion by Mr. Kloecker, seconded by Mr. Chimenti, the Planning Commission voted unanimously to approve the August 21, 2018 meeting minutes as received.

3. *Review of a replot of land prepared by Ralph Allen Heidler, Professional Land Surveyor, for several properties located on the 1400 block of West 40th Street. The properties are located in an R-1 Low Density Residential District.*

Planning Commission members were provided with copies of the subdivision plans. Mr. Welsh described the proposed plans as follows: Parcels 6138-109, 110, 111, and 112, currently all 50' wide lots, will be replotted to create three parcels: two 60' wide lots and one 80' wide lot. Parcels 6139-213, 214 and 215, currently all 40' wide lots, will be replotted to create two parcels: one 50' wide lot and one 70' wide lot. It was noted that the resulting parcels are all being increased in width/size from the original lot sizes.

On a motion by Mr. Speicher and seconded by Mr. Kloecker, the Planning Commission voted unanimously to approve the replot as submitted.

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

TAXPIN	Address			Owner of Record
17040020021400	633	West	04 St.	CASTLE CFD GROUP LLC
14010017010900	549	East	05 St.	SKAL MATTHEW
17040020023500	646	West	05 St.	HENRY MARIO
14010013010800	453	East	07 St.	KLIMA SHIRLEY MARIE
16030039020400	701	West	10 St.	SHANAHAN JUDE W
16030021010900	423	West	17 St.	GROMOV VERONIKA VIR MICHAEL
16030026023500	528-30	West	17 St.	PARFENYUK PAVEL
14010017020200	422		Ash St.	MELTER DOUGLAS
14010032010400	414		East Ave.	MCCALLUM EZELLE E
16030040010300	914		Poplar St.	EICHENBERGER JOHN A II ETAL
15021010030100	1820		Schaal Ave.	Morgan, Brian A.

Scott Henry from the Redevelopment Authority of the City of Erie presented information to the members regarding the properties; stating that the properties have all been declared blighted by the Blighted Property Review Committee. The properties have multiple property maintenance and/or building code violations, delinquent taxes, and other issues which led to the blighted declaration. He mentioned that appraisals are completed and typically the cost of rehabilitating the structure to bring it up to code exceeds the market or assessed value of the property.

Mr. Henry also noted that not all properties designated as blighted go to demolition; three properties recently declared blighted are in the process of rehabilitation. Mr. Chimenti asked under what conditions a blighted property is sold for rehabilitation. Mr. Henry indicated that properties are only sold with the condition that the property owner has signed an agreement to make the repairs to bring the building up to code.

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

5. *Review of draft language regarding a City Council resolution which “respectfully requests the Planning Commission to consider implementing additional sign code regulations specifically related to LED Readerboards on their speed of message changes, brightness and time of use and refer back to City Council with recommendations thereon.”*

Mr. Welsh described the process in developing the proposed amendments to the sign regulations contained in Section 303 of the City of Erie Zoning Ordinance. He indicated that the zoning office researched several sign ordinances in PA, including model ordinances prepared by the PA Planning Association, to determine the most appropriate regulation standards for illuminated signs, electronic displays and message centers. The draft language prepared was then compiled from these sources.

Mr. Welsh read through the proposed changes, indicating what areas of the sign regulations in the ordinance were being modified and what new language was being inserted specific to electronic displays and message boards, considered a type of illuminated sign. Proposed changes also include amending the definitions in the ordinance to add a specific definition of illuminated signs to include electronic displays and message centers. He then went into detail regarding the proposed standards under illuminated signs including time of operation, brightness, length of time for message displays, type and length of transitions between messages, and malfunction defaults. There were no concerns expressed regarding the proposed language.

A question was posed regarding whether the City could apply and enforce the new standards to pre-existing illuminated signs. Mr. Welsh indicated that he would consult with the City Solicitor to address that issue and report back at the following meeting. He also indicated that the proposed amendments would be provided to the solicitor for review and comment prior to making a final recommendation at the next meeting.

On a motion by Mr. Kloecker, seconded by Mr. Speicher, the Planning Commission voted unanimously to forward the proposed amendments to the solicitor's office for review prior to making a final recommendation.

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