

***City of Erie Planning Commission
Erie, Pennsylvania
July 17, 2018***

-Minutes-

The regular meeting of the City Planning Commission was held Tuesday, July 17, 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 June 19, 2018 meeting minutes.* On a motion by Mr. Speicher, seconded by Mr. Dworzanski, the Planning Commission voted unanimously to approve the June 19, 2018 meeting minutes as received.
- 3. Review of a waterfront conditional use application for two [2] proposed single family dwellings located on adjacent lots at 419 & 425 West 2nd Street (parcel ID 4015-208 & 4015-209) submitted by HANDS. The properties are located in the WR Waterfront Residential district.*

Matthew Good from HANDS and Jeff Kidder, architect for the project, were present to discuss the proposed construction of two single family dwellings in a Waterfront Residential zoning district. Mr. Good introduced himself and other members of the HANDS organization present. He indicated that the two adjacent lots on West 2nd Street are currently vacant and were acquired by HANDS from the Erie Redevelopment Authority. Mr. Kidder was then introduced to describe the design of the dwellings.

Mr. Kidder indicated that both lots are 41.25' x 165' in size. He stated that the front yard setback of both homes will be similar to the adjacent houses and will be within 5 feet of the average setback on the block as per the zoning ordinance requirement, and also noted that the building footprints are being placed to allow for better spacing between the adjacent properties, and also to provide driveways on the side of each home.

Mr. Kidder indicated that 419 West 2nd Street is being designed as a one story, ADA accessible dwelling with an accessible ramp to the driveway, and that 425 West 2nd Street is designed as a one and a half story dwelling with large shed dormers, effectively creating a two story home. Both will have open front porches, and both will have vinyl siding and asphalt shingle roofs [samples of the siding and shingle materials were provided], and also described the windows and trim being used. Mr. Kidder also described the landscaping materials being installed at each property to complete the presentation.

On a motion by Mr. Chimenti, seconded by Mr. Marinelli, the Planning Commission voted 4-0 to recommend approval of the proposed dwellings.

4. *Review of a replot of land submitted by Henry T. Welka & Associates, LLC for properties located on the 1000 block of West 3rd Street. Parcel 4033-119 is being subdivided as follows: A 21.80 by 100 feet, 2180 square feet area from parcel 4033-119 is being added to and combined with parcel 4033-118. The remaining 17.20 by 100 feet, 1720 square feet area of parcel 4033-119 is being added to and combined with parcel 4033-121.*

Brian and Rose Boyer, owners of adjacent parcel 4033-118, were present to describe the purpose of the subdivision. They stated that additional area being added to their property will make it large enough to construct a new, larger garage behind their house. Their existing garage is straddling the current property line and is unfeasible to expand. It was also noted that the Boyer's have already been maintaining the yard area being transferred from the adjacent property to theirs, and that the transfer will have no impact on the remaining property's use.

On a motion by Mr. Chimenti, seconded by Mr. Speicher, the Planning Commission voted 4-0 to approve the subdivision.

5. *Review of 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 provided copies of Section 303 of the City of Erie Zoning Ordinance containing the current sign regulations. There was discussion regarding the sections of the current ordinance pertaining to these types of signs. It was recognized that more specific language could be inserted to address other electronic message boards characteristics.

Mr. Welsh indicated that the zoning office is continuing to research other sign ordinances to determine regulation standards for these types of signs and will prepare appropriate draft language for the planning commission's consideration at a future meeting.

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