

City Planning Commission

Erie, Pennsylvania

January 16, 2018

-Minutes-

MEMBERS OF THE CITY PLANNING COMMISSION:

The regular meeting of the City Planning Commission was held on Tuesday, January 16, 2018 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, Mark Kloecker

Members Absent: None

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

3. *Review of a replot of land prepared by David Laird Associates for property located on the 200 block of East 11th Street in an RLB Zoning District. An approximate 5.30 by 165 feet, 875 square feet area is being conveyed from parcel 2012-228 to parcel 2012-230. The replot will result in 2012-228 becoming a 48' by 165', 8,017 square feet parcel; and parcel 2012-230 becoming a 1.45 acre parcel.*

Nobody was present to describe the subdivision. The proposed replot is being done to accommodate an existing driveway for parcel 2012-230 currently straddling the property line. A modification request was submitted for the subdivision; required since the resulting lot size of 2012-228 does not meet the provisions of Section 805.7 of the Erie City Subdivision and Land Development Ordinance; "Lot size and area, height regulations, and yard requirements shall be in accordance with the City Zoning Ordinance, but shall not be less than sixty (60) feet in frontage by one hundred (100) feet in depth". It was noted that parcel 2012-228 is a vacant lot and is already a non-conforming lot [it is less than 60ft wide].

On a motion by Mr. Kloecker, seconded by Mr. Chimenti, the Planning Commission voted 4-0, with Mr. Speicher abstaining, to approve the subdivision and modification request.

4. *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.*

Discussion continued regarding the status of the Port Authority master plan [draft]; which contains recommendations related to land use and regulations in the waterfront district. Commission members would like to review the draft and meet with port authority representatives when finalized to discuss the master plan recommendations.

On a motion by Mr. Kloecker, 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.

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

Commission members continued discussion on the proposed ordinance, and also requested comments be provided from the solicitor's office for their review prior to the advertised public meeting on February 20.

On a motion by Mr. Kloecker, and seconded by Mr. Marinelli, the item was tabled until the February 20, 2018 public meeting.

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