

City Planning Commission

Erie, Pennsylvania

November 20, 2018

-Minutes-

The regular meeting of the City Planning Commission was held Tuesday, November 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

Three of five members present; quorum achieved

2. *Approval of the October 16, 2018 meeting minutes.* On a motion by Mr. Kloecker, seconded by Mr. Chimenti, the Planning Commission voted unanimously to approve the October 16, 2018 meeting minutes as received.

3. *Review of a Replot of Lands of Harry & Joyce Smith located at 32nd Street & Washington Avenue; located in an R-1A - Traditional Single Family Residential District.*

John Laird, Professional Land Surveyor from David Laird Associates, Inc., was present to review the proposed replot. John explained that the property line is being adjusted between the two parcels to align with the existing driveway for the residence, and to move the line away from an existing shed on the commercial property, both of which are currently encroached on by the existing property line. He further explained that they are also submitting a Letter of Request for Modification involving a minimum side yard setback distance requirement; needed due to the proposed line being less than 3' from the residential detached garage. This is unavoidable due to the existing distance between the shed, property line and garage already being non-compliant.

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

4. *Review of a Replot of Lands of Paul & Lisa Galla located at 12th Street & Greengarden Avenue; located in an IP - Industrial Park District.*

John Laird, Professional Land Surveyor from David Laird Associates, Inc., was present to review the proposed replot. John explained that the property line is being realigned between the two parcels to accommodate future expansion of the existing industrial building on the easternmost parcel. He further explained that they are also submitting a Letter of Request for Modification involving the minimum lot size requirement; required since the proposed replot will result in the corner lot being 38,646 SF, 1,354 SF less than the required 40,000 SF. This will allow the owner to maximize the future expansion of the eastern lot while not negatively impacting the use of the corner lot.

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

5. *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.*

- 658/660 West 4th Street
- 662/664 West 4th Street
- 460 East 10th Street
- 1135 East 11th Street
- 741 East 12th Street
- 714 East 21st Street
- 525 East 27th Street
- 1113 West 29th Street
- 2501 Brandes Street
- 930/932 East Avenue
- 711 German Street
- 213 Hess Avenue
- 1904 June Street
- 1220 East Lake Road
- 3031 Pine Avenue
- 422 Poplar Street
- 1618/1620 Sassafras Street

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 there are currently 125 properties declared blighted by the BPRC, with 47 of those currently active and pending action by the Redevelopment Authority.

On a motion by Mr. Kloecker and seconded by Mr. Chimenti, the Planning Commission voted unanimously to designate the presented properties as blighted.

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