

City Planning Commission

Erie, Pennsylvania

February 19, 2019

-Minutes-

The regular meeting of the City Planning Commission was held Tuesday, February 19, 2019 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
Mark Kloecker, Chair	X	
Richard Speicher, Vice-Chair	X	
Armand Chimenti	X	
Vacant		X
Vacant		X

Three of five members present; quorum achieved

2. *Approval of the January 15, 2019 meeting minutes.* On a motion by Mr. Speicher, seconded by Mr. Kloecker, the Planning Commission voted unanimously to approve the meeting minutes as received.

3. *Approval of the 2018 City Planning Commission Annual Report.*

Mr. Welsh provided an overview of the annual report, which primarily outlines the actions taken by the planning commission for the previous calendar year. Various report items were discussed, including zoning ordinance amendments, subdivision and land development activity, street and alley closings/vacations, blighted property designations, and waterfront conditional use approvals.

Proposed planning initiative topics were also discussed, including historic preservation task force, neighborhood strategic planning and special studies, zoning ordinance and map updates, training and capacity building, and capital improvement program development.

On a motion by Mr. Kloecker, seconded by Mr. Chimenti, the Planning Commission voted unanimously to approve the Annual Report as received.

4. *Review of recommendations regarding a request submitted by MacDonald Illig Jones and Britton LLP representing Chiari Endeavors, LLC, to rezone three parcels [Index Nos: 17-41-02-101, 105 and 114] located at the southwest corner of West 5th Street and Cranberry Street from R-3 High Density Residential to C-1 Local Commercial.*

Mr. Welsh gave an update on the status of the rezoning request, and provided the planning commission members with copies of the proposed revised pages from the zoning ordinance and proposed map change that correspond with the formal recommendations from the previous planning commission meeting.

It was reiterated that the recommendations were based on the following factors: The rezoning would be an appropriate expansion of an existing RLB district; the rezoning and proposed amendments are consistent with the City of Erie Comprehensive Plan – Future Land Uses: Plan Implementation Scenario, which identifies this area for residential development with supportive commercial uses. It was also noted that the Erie County Dept. of Planning indicated the proposed rezoning is generally consistent with the Erie County Comprehensive Plan, which states that residential and commercial uses are suitable in the County's Designated Growth Area.

He also provided a copy of the public hearing notice sent to all property owners within 500 feet of the proposed rezoned parcels as required by the MPC. He indicated that the recommendations and notice were also sent to the County Planning Department for their review and comment, also as required by the MPC. Excerpt from public notice:

This is to inform you that there will be two consecutive Public Hearings before City Council on Wednesday, March 20, 2019 at approximately 8:00 p.m. in City Council Chambers, City of Erie Municipal Building, 626 State Street, Erie PA to review and accept comments on proposed amendments to the City of Erie Zoning Ordinance.

Text amendment: Amend Section 204.14 RLB RESIDENTIAL LIMITED BUSINESS USE DISTRICT to add 'Eating and Drinking Establishment' and 'Limited Retail Business' uses to the Permitted Uses list; and amend Section 205 LOT, YARD AND HEIGHT REQUIREMENTS to increase the Maximum Height of Structure (Feet) from 35 to 45 in the RLB Use District.

Map amendment: Rezone the three parcels in question [Index Nos: 17-41-02-101, 105 and 114] from 'R-3 High Density Residential' to 'RLB Residential Limited Business', as amended.

Mr. Welsh indicated he would keep the members updated on the progress of Council action on the proposed amendments.

5. *Being no further business the meeting adjourned.*