

City Planning Commission

Erie, Pennsylvania

May 21, 2019

-Minutes-

A meeting of the City Planning Commission was held Tuesday, May 21, 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	
Erica Jenkins		X
Jason Wiczorek	X	

Four of five members present; quorum achieved

2. *Approval of the April 16, 2019 meeting minutes.* On a motion by Mr. Kloecker, seconded by Mr. Speicher, the Planning Commission voted unanimously to approve the meeting minutes as received.
3. *Review of a Replot of lands of QRS Realty Corp and Erie Insurance Exchange located at the southeast corner of East 7th Street & Holland Street.*

Mr. Jack Mehler, MacDonald Illig Jones and Britton LLP, was present to provide an overview and answer any questions regarding the replot, prepared by David Laird Associates, Inc., Professional Land Surveyor. The properties are located in the C-3 - Central Commercial zoning district.

A Letter of Request for Modification for relief from the minimum lot size requirement was submitted with the plans, since the two proposed lots do not meet the 60'x100' minimum. It was explained that that the area being replotted currently consists of five existing lots that are already non-conforming; so the proposed lots will result in an increase in the lot sizes as well as reduce the number of non-conforming lots from five to two.

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

4. *Review of a conditional use application for construction of a 30'x42' attached garage located at 324 East 2nd Street (parcel ID 1052-129) in a Waterfront Residential zoning district.*

Mrs. Valerie Hoover was present to discuss the proposed construction of a residential attached garage in a W-R Waterfront Residential zoning district. Members were provided with drawings of the garage illustrating its design and location. The front corner of the garage is being attached to the rear portion of the dwelling via an enclosed breezeway connecting to the rear sunroom. She also described the design elements of the garage, noting that they would be using the same design/construction materials as the dwelling.

Mr. Welsh noted that the Design Review Committee reviewed the project at their May 1, 2019 meeting and voted unanimously to approve the architectural design of the garage as being consistent with Section 306 of the City of Erie Zoning Ordinance [Conditional Uses – Waterfront Districts]. He also noted that the proposed garage meets all applicable zoning regulations.

On a motion by Mr. Kloecker, seconded by Mr. Chimenti, the Planning Commission voted unanimously to recommend approval of the proposed garage to City Council.

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:*

- 634 East 13th Street
- 704/706 East 8th Street
- 437 East 11th Street
- 809 Cherry Street
- 1241 Buffalo Road
- 220 Chestnut Street
- 1118 Wallace 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. There was additional discussion on the status of the inventory of previously blighted properties and possible actions on the properties being proposed for declaration.

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

6. *Other business – historic preservation task force.*

Ms. Kathy Wryosdick gave the members an update on the formation of a Historic Preservation Task Force for the City, stating that there are 14 applicants interested in serving on the task force, which will be pared down to seven members. She also noted that an advisory committee for the task force is being established to provide guidance and technical knowledge. She recommended that a planning commission member be designated to the advisory committee, and asked that the members consider the request and a volunteer come forward to participate.

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