

City Planning Commission

Erie, Pennsylvania

August 20, 2019

-Minutes-

A meeting of the City Planning Commission was held Tuesday, August 20, 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	

Five of five members present; quorum achieved

2. *Approval of the July 16, 2019 meeting minutes.* On a motion by Mr. Kloecker, seconded by Ms. Jenkins, the Planning Commission voted unanimously to approve the meeting minutes as received.

3. *Review of a Subdivision of land for Erie Insurance Exchange located at 124 East 8th Street.*

John Laird from David Laird Associates, Professional Land Surveyors, was present to describe the proposed subdivision and answer questions. He explained that the property consists of two separate buildings [learning center & parking garage] that are within a couple feet of each other, and the intent is to subdivide the parcel in the area between the two buildings. Mr. Welsh indicated that the property is located in a C-3 Central Commercial zoning district, which allows for 100% lot coverage and no yard setback requirements; so the proposed property line would not infringe on any required setbacks and meets zoning requirements.

A concern was raised regarding a building code requirement to have fire rated exterior walls when the wall is less than five feet from a property line, which would now apply to the walls fronting the proposed property line. Mr. Laird indicated that he believed the affected exterior walls were already designed to that standard but could not confirm. A request was made to provide documentation of the wall design to confirm the fire rating status.

On a motion by Mr. Kloecker, seconded by Mr. Wieczorek, the Planning Commission voted 3-0 with two abstentions to approve the replot, on the condition that documentation confirming the required fire rating for the walls fronting the proposed new property line is provided to the City.

4. *Review of a Replot of land for Daniel & Dawn Schaaf located at 131 Belmont Avenue.*

Mr. Schaaf was present to describe the proposed replot and answer questions. He indicated that the replot will add 30' to the adjacent property to the west, leaving 95' of frontage for the residue. Mr. Welsh noted that the property is located in an R-1 Low Density Residential zoning district, and that the proposed subdivision meets all lot and yard requirements.

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

5. *Review of a Replot of land of Bayside Bluff 443 LLC located at 443 West Front Street.*

Mr. Russell Smith was present to describe the proposed replot and answer questions. He indicated that the replot will split the vacant 30' lot in half to add 15' to the two adjacent properties. Mr. Welsh noted that the property is located in a W-R Waterfront Residential zoning district, and that the proposed subdivision meets all lot and yard requirements.

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

6. *Review of a Subdivision of land for Glenridge Development located at the northwest corner of East 41st Street & Lake Pleasant Road.*

Jim Welka, from Welka & Associates, Professional Land Surveyors, was present to describe the proposed subdivision and answer questions. He indicated that the subdivision is being done to accommodate the future construction of dwellings on each lot. Mr. Welsh noted that the property is located in an R-2 Medium Density Residential zoning district, and that the proposed subdivision meets all lot and yard requirements. He also indicated that a conceptual site plan for the dwellings was previously submitted which also appeared to meet zoning requirements.

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

7. *Review of an alley vacation request submitted by submitted by Glenwood United Methodist Church.*

Jim Geronimo, representing Glenwood United Methodist Church, was present to explain the alley vacation request for the southern portion of an alleyway located between Myrtle Street & West 29th Street. Mr. Geronimo indicated that the alley vacation is being requested for several reasons. The alley area is surrounded by the UMC parking lot, is paved and maintained year-round at their expense. People are using the area as a shortcut, often at high rates of speed, resulting in a number of near accidents with children and elderly people on the UMC campus. This action will not impact other property owners abutting the remainder of the alley as they will still have access via Peach Street and West 29th Street.

The proposed vacation and associated church campus development appears to be consistent with the Erie City Comprehensive Plan which recommends productive reuse of empty or underutilized spaces.

Mr. Welsh indicated that the zoning office provided notification of the proposed vacation to all potentially affected public utilities prior to their regular meeting. Responses were received from the City Engineer, Erie Water Works, Verizon and National Fuel; all indicating there were no utilities present or anticipated impacts to any facilities.

On a motion by Mr. Speicher, seconded by Mr. Kloecker, after consideration of the above factors and all input received, the Planning Commission unanimously recommended approval of the proposed alley vacation.

8. *Adjournment.* Being no further business the meeting adjourned.