

# City Planning Commission

Erie, Pennsylvania

September 17, 2019

## -Minutes-

A meeting of the City Planning Commission was held Tuesday, September 17, 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 August 20, 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 Replot of land for JEROME J UX JUDITH H BIEN & CARLOS A UX LIGIA M FIGUEIREDO located at 12 Ferncliff Beach prepared by David Laird Associates, Professional Land Surveyors.*

Mr. Bien was present to describe the proposed subdivision and answer questions. He explained that the property being subdivided is a vacant lot that is being split and combined with the two adjacent parcels. Mr. Welsh indicated that the property is located in an R-1 Low Density Residential zoning district; and that the proposed replot meets zoning requirements.

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

4. *Review of a request submitted by Dennis Haynes on behalf of FMC Technologies Measurements Solutions Inc. requesting the closing and vacating of an approximately 125' section of Wagner Avenue north of Pearl Avenue adjacent to 1602 Wagner Avenue.*

Mr. Haynes was present on behalf of FMC Technologies Measurements Solutions Inc. to explain the vacation request. He indicated that TechnipFMC owns the surrounding adjacent property and has been maintaining the right-of-way area as part of the campus entrance. They propose to create a secure employee entrance to protect visitors and employees that also includes paving replacement and accessibility improvements.

Mr. Welsh noted that notification of the proposed vacation was provided to all potentially affected public utilities prior to their regular meeting. Responses were received from the City Engineer, Erie Water Works and National Fuel; all indicating there are utilities present that will require access easements, but no impacts to their facilities were anticipated.

On a motion by Mr. Kloecker, seconded by Mr. Chimenti, after consideration of the above factors and all input received, the Planning Commission unanimously recommended approval of the proposed street closing/vacation request.

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.*

- 333 East 28th St
- 335 East 10th St
- 437 East 26th St
- 501 Cascade St
- 552 East 13th St
- 752/754 East 25th St
- 756/758 East 7th St
- 901 West 5th St
- 1207 East 26th St
- 2126 Downing Ave

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. He noted that all the properties were demolition candidates, with the exception of 752/754 E 25<sup>th</sup> St, which is already a vacant lot that will be conveyed to the adjacent property owner.

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

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