

# City Planning Commission

Erie, Pennsylvania

December 17, 2019

## -Minutes-

A meeting of the City Planning Commission was held Tuesday, December 17, 2019 at 1:00 pm in Room 500 of the City of Erie Municipal Building, 626 State Street, Erie PA 16501.

### 1. *Call to Order / Roll Call*

<b>Member Name</b>	<b>Present</b>	<b>Absent</b>
Mark Kloecker, Chair	X	
Richard Speicher, Vice-Chair	X	
Armand Chimenti	X	
Erica Jenkins	X	
Jason Wieczorek	X	

Five of five members present; quorum achieved

### 2. *Approval of the November 19, 2019 meeting minutes of the City Planning Commission.*

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 subdivision of land for Holy Rosary Parish Charitable Trust located at 1012 East 28th Street prepared by Henry T. Welka & Associates, professional land surveyors.*

Mr. Jim Welka was present to describe the proposed subdivision and answer questions. He explained that the subdivision is being done to separate the school building from the church, in order to facilitate redevelopment of the former school into a multi-use facility for the Mercy Center for Women. Mr. Welsh indicated that the property is located in an R-1A zoning district; and that the proposed subdivision meets subdivision and zoning requirements.

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

### 4. *East Bayfront Neighborhood Plan – Final Draft Review*

City Planning Director Kathy Wyrosdick provided a brief recap of the project, presented and discussed in more detail at the previous meeting. She reiterated that the East Bayfront Neighborhood Plan (the Plan) was developed through the Neighborhood

Planning initiative, designed to create specific neighborhood plans that align with the City of Erie Comprehensive Plan, Erie Refocused, and are citizen driven through a robust citizen engagement program. The Plan's recommendations were developed through input and consideration by City staff and the Erie Planning Commission working with community stakeholders, neighborhood groups working within the area including Bayfront Eastside Taskforce, ServErie, Eastside Eagles, and SNOOPS, and interested citizens. Both short and long-term goals were developed in an effort to begin addressing the resident's top concerns and priorities.

After further discussion of the planning process and recommendations, Ms. Wyrosdick indicated that the next step is for the planning commission to consider endorsing the plan for approval by City Council. The Planning Commission will also be asked to support and prioritize programs and projects that directly align with the Plan.

On a motion by Mr. Wiczorek, seconded by Mr. Kloecker, the Planning Commission voted unanimously to recommended approval and adoption of the East Bayfront Neighborhood Plan by Erie City Council.

#### *5. Academy-Marvintown Neighborhood Action Plan – Draft Review*

City Planning Director Kathy Wyrosdick provided an introduction to the project; and a presentation was given illustrating the preliminary findings and recommendations. The draft document was also available on the City's website for review prior to the meeting. Highlights of the presentation and document:

The strategies described in the City's Comprehensive Plan, Erie Refocused, served as the base for the Academy-Marvintown Neighborhood Action Plan (the Plan), which included making Erie's healthy, stable, transitional middle market areas stronger and more sustainable through reinvestment and community engagement. As part of the Neighborhood Strengthening strategy, Erie Refocused called for five main approaches described below that have been incorporated into the Plan.

1. Promote reinvestment by homeowners on strong 'middle market' blocks.
2. Target the removal or rehab of distressed properties to encourage reinvestment by neighbors.
3. Initiate proactive code enforcement sweeps to maintain and spread high maintenance standards.
4. Invest in streetscape improvements along gateway corridors.
5. Cultivate resident leadership.

Emphasis was placed on the values and vision of the neighborhood's residents, and planning began by attending neighborhood and stakeholder meetings, assembling a core planning team with community and city leaders, conducting a door-to-door neighborhood survey, and holding community meetings to review plan

recommendations. Neighborhood priorities were identified; Street Lighting was reported as a top priority, followed by Community Safety and Street Repairs.

A housing market analysis and property condition surveys were conducted to document the current housing market and conditions; including identifying unsound properties, rentals, vacancy, and open code violations, in order to identify priority properties for demolition or blight designation, code enforcement, or rehabilitation.

In addition to the targeted property strategy, several neighborhood wide strategies were identified in the draft document to further strengthen the housing market and build a stronger community:

- **Market Building Activity:** Gateway signage, landscape improvements, and marketing of Academy's slogan 'Live, Learn, Grow' can all help build a strong neighborhood identity and promote the neighborhood to potential residents.
- **Encouraging Homeownership:** Academy-Marvintown is considered a good entry-level housing market for new home buyers. Vacant properties in good condition should be marketed exclusively to owner-occupants in order to further strengthen the housing market.
- **Community Building:** Building fellowship within a community is essential to promote lasting neighborhood investment. A strong community provides support, safety, and a positive atmosphere for a growing neighborhood.
- **Engaging Anchor Institutions:** Academy-Marvintown neighborhood contains several anchor institutions, including four Erie Public Schools. As Erie Public Schools begin implementing service learning into their curriculum, faculty and community leaders should partner to promote community service opportunities within their neighborhoods.
- **Engaging the Business Community:** The major corridors of 26th Street, State Street, and Parade Street contain a number of locally-owned businesses. Promoting these businesses through neighborhood websites and community events is vital to building community support and reinforcing local economy.
- **Economic Development:** Façade improvement programs will be targeted to owners along Parade Street with help from Sister's of St. Joseph Neighborhood Network (SSJNN) and Erie Redevelopment Authority (ERA).

After further discussion of the preliminary findings and recommendations, Ms. Wyrosdick indicated that the finalized plan will be submitted and presented to the planning commission within the next couple months for recommendation to Council.

## *6. Adjournment*