

# City Planning Commission

## Erie, Pennsylvania

### July 21, 2020

### -Minutes-

The regular meeting of the City Planning Commission was held Tuesday, July 21, 2020 at 1PM via Zoom webinar.

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 Wiczorek	X	

Five of five members present; quorum achieved

2. *Approval of June 16, 2020 meeting minutes of the City Planning Commission.*

On a motion by Mr. Kloecker, seconded by Mr. Wiczorek, the Planning Commission voted unanimously to approve the meeting minutes as received.

3. *Review of a subdivision of land located at 212 West 2nd Street [Index # 4043-100], prepared by David Laird Associates. The property is located in a WR - Waterfront Residential zoning district.*

Mr. Welsh described the proposed subdivision. He explained that the subdivision does not meet the minimum lot size requirement but that the subdivision is re-establishing the previous property line for the existing dwelling, as explained in the modification request letter. The pre-existing lot is being separated to allow for development of the remaining lot area.

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

4. *Proposed Zoning Ordinance Amendment – Review and recommendation.*

It was explained that City Council authorized and directed the Solicitor to prepare an amendment to the City of Erie Zoning Ordinance to provide for clear definitions and zoning designations for after-hours business establishments. The City desires to specifically define and regulate such business establishments for the benefit and

protection of both the business property owner/developer and the residents and visitors in the surrounding neighborhoods. City Council then authorized the Planning Commission to review the draft and make recommendations.

The zoning ordinance amendments are also required to be consistent with and accommodate the implementation of a proposed licensing and inspection program for such businesses; currently being considered for adoption by City Council.

Members were provided the initial draft of the proposed amendments prior to the meeting. The primary elements include establishing and defining After Hours Club and Dance Club uses, and revising definitions for Bottle Clubs, Commercial Recreation, and Eating and Drinking Establishments; identifying the zoning districts where After Hours Clubs and Dance Clubs can operate and establishing them as special exception uses; and defining the conditions that must be met to be approved as a special exception use.

The elements of the ordinance amendments were reviewed and discussed. Discussion focused on the proposed zoning districts and conditions for approval, including possible buffering requirements from certain features such as residential areas, churches, schools, and day care operations and challenges in maintaining buffering with future development of adjacent areas. Members agreed that this area needed further development / revision.

There was also discussion regarding conditions/hours of operation for After Hours Clubs, as compared to existing establishments operating under the requirements of PLCB licensing, or other commercial recreation establishments.

On a motion by Mr. Speicher, seconded by Mr. Kloecker, the Planning Commission voted unanimously to table a recommendation to allow for further revisions, review and discussion.

## 5. *Adjournment*