

City Planning Commission

Erie, Pennsylvania

August 18, 2020

-Minutes-

The regular meeting of the City Planning Commission was held Tuesday, August 18, 2020 at 1PM via Zoom webinar.

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	

Three of five members present; quorum achieved

2. *Approval of July 21, 2020 meeting minutes of the City Planning Commission.*

On a motion by Mr. Speicher, seconded by Ms. Jenkins, the Planning Commission voted unanimously to approve the meeting minutes as received.

3. *Review of a replot of land located at 937 East 29th Street [Index # 5053-115], prepared by James T Welka & Assoc. The property is located in an R-1A – Traditional Single Family Residential zoning district.*

Mr. Welka described the proposed subdivision. He explained that the replot is being done to resolve a property line issue between the neighbors involving a new driveway installed by one neighbor that exceeded the property line and subsequent fencing that was installed by the other neighbor.

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

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

Members were provided with a revised draft of the proposed zoning ordinance amendments that were presented and discussed the previous month. Mr. Welsh and Ms. Wyrosdick described the proposed revisions made to the initial draft, noting that revisions were made based on the previous month’s discussion and comments, and after further internal review.

To reiterate, the primary elements of the ordinance include establishing and defining the After Hours Club and Dance Club uses, identifying the zoning districts where After Hours Clubs and Dance Clubs can operate, and defining the conditions that must be met by the Club operators to be approved.

The primary revisions to the draft discussed included modifying the proposed zoning districts for Clubs, and eliminating the buffering requirements from the previous draft. It was explained that the proposed modifications to the zoning districts for Clubs was done to be more consistent with where commercial recreation uses and bottle clubs are currently permitted. Eliminating the previous buffering requirements was done to address the issue of potential nonconforming/grandfathering conflicts with future development of adjacent areas as discussed in the previous meeting.

Additional revisions presented included adding Commercial Recreation as a permitted use in the M-1 Light Manufacturing zoning district, and removing a paragraph from Section 301.20 allowing a change of a non-conforming use in an "R" district to any of the "RLB" uses.

On a motion by Mr. Speicher, seconded by Ms. Jenkins, the Planning Commission voted unanimously to recommend approval of the revised draft with the agreed upon changes.

5. *Adjournment*