

City Planning Commission

Erie, Pennsylvania

September 15, 2020

-Minutes-

The regular meeting of the City Planning Commission was held Tuesday, September 15, 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	

Four of five members present; quorum achieved

2. *Approval of August 18, 2020 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 located on the 100 block of East 10th Street [Index #2007-212], prepared by David Laird Associates. The property is located in a C-3 Central Business zoning district.*

Mr. Chuck Peters, Woodmere and Davison, LLC, described the proposed subdivision. The size of proposed Parcel "A" is being dictated by a proposed project that is currently planned for the residual parcel of land to the South and East of Parcel "A", and the need for Woodmere and Davison, LLC to maintain eight [8] parking spaces for their current office staff. He explained proposed Parcel "A" will not adversely affect the adjoining properties in any way and was laid out to allow the proposed development on the residual parcel to take place and maximize their developable area.

Mr. Welsh, City of Erie Zoning Office, indicated that a modification request is required due to the proposed Parcel "A" associated with this subdivision not meeting the required minimum lot dimensions of 60' x 100'. He indicated there are several similar sized parcels existing in the surrounding area being used for the same purpose of accommodating off-street parking needs.

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

4. *Proposed vacation of a 135' portion of an alleyway adjacent to 950 & 954 West 23rd Street.*

Mr. Welsh provided an overview of a petition request submitted by the adjacent property owners for vacation of the southern 135' portion of an alleyway adjacent to 950 & 954 West 23rd Street. Ms. Tessa Mackey, one of the petitioners, indicated that the alley vacation is being requested for several reasons: There has been repeated vandalism and various other crimes over the years. The vandalism includes but is not limited to, spray painting of buildings, fence pieces broken, garbage thrown over property fences, and the cutting of light strings on fences. The Right-of-Way has also been utilized as a way for persons to evade police custody on foot, which has occurred on a number of occasions. Questions were answered regarding impacts to resulting access to adjacent properties, with no negative impacts anticipated.

Mr. Welsh indicated that the City provided notification of the proposed vacation to all potentially affected public utilities prior to the meeting. Responses were received from the City Public Works and City Engineer offices, Erie Water Works, Penelec, National Fuel, and Velocity Net; all indicating there were no utilities or anticipated impacts to any facilities. The City Public Works and Engineering offices both recommended vacation of the southern 135' portion of the alley as requested.

There was also some discussion regarding developing an overall strategy for alley and/or right-of-way vacations in the City. It was discussed that there are many varied adjacent land uses and scenarios surrounding these alleyways that make it difficult to adopt a blanket policy or strategy on the possible large scale vacating of numerous alley areas at once in an effective manner.

On a motion by Mr. Wiczorek, 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.

5. *Adjournment*