City of Erie Zoning Hearing Board

Erie, Pennsylvania

AGENDA

The regular meeting of the Zoning Hearing Board will be held Tuesday, November 11, 2025 at 1:00 PM in City Council Chambers, 626 State Street, Erie PA. The meeting is also accessible via Zoom Webinar [instructions below]. Recordings of the ZHB meetings are available on the City of Erie website at: https://www.youtube.com/@CityofErie/videos.

- 1. MEETING CALL TO ORDER
- 2. ROLL CALL AND DECLARATION OF QUORUM

Member Name	Present	Absent
Jeffrey Johnson, Chair		
Edward Dawson, Vice Chair		
Laura Guncheon		
Selena N. King		
Tom Sebald		

- 3. APPROVAL OF September 9, 2025 MEETING MINUTES -
- 4. Voting and announcement of outstanding decisions- None
- 5. Continued hearings- None
- 6. Hearing of CASES (APPEALS TO BE HEARD)

Appeal No. 13,327 by Keyona McCreary on behalf of Palmer Realty concerning a property located at 1821 German St. [18-5012-206] located in an M-2 Heavy Manufacturing zoning district. The appellant is requesting a Use variance for a proposed 'Private Club' business and a Dimensional variance for off street parking. Per Section 204.11, 'Private Club' is not a Permitted Use in an M-2 District and per Section 302.4, 1 off-street parking space for every 4 seats is required for a Private Club, '0 off-street parking spaces' are proposed.

- 7. Unfinished business- None
- 8. New business- None
- 9. ADJOURNMENT

To participate via Zoom, you must pre-register for the Zoom webinar and join from a PC, Mac, iPad, iPhone or Android device. Register for this webinar at – https://erie-pa-us.zoom.us/j/82333504031?pwd=lFiFCqapOFNatbZMGyT2NarYIZRZPM.1

NOTE: Persons with a disability who wish to be heard and require accommodation please contact (814) 870-1111 at least 48 hours in advance so that arrangements can be made.

ZHB meeting agendas and exhibits are available on the City's website at: https://ecode360.com/ER3969/documents/Agendas?category=Zoning%20(Hearing%20Board)

For more information about the Zoning Hearing Board, please visit the City of Erie website at: https://cityof.erie.pa.us/government/authorities-boards-and-commissions/#ZHB
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