

# **City Planning Commission**

## **Erie, Pennsylvania**

### **September 20, 2022**

#### **-AGENDA-**

The regular meeting of the City Planning Commission will be held Tuesday, September 20, 2022 at 1PM in City Council Chambers, 626 State Street, Erie PA. The meeting is also accessible via Zoom webinar [instructions below].

#### **1. CALL TO ORDER / ROLL CALL**

<b>Member</b>	<b>Present</b>	<b>Absent</b>
Mark Kloecker, Chair		
Richard Speicher, Vice-Chair		
Toni Mazanowski		
Colin Russ		
Jason Wieczorek		
Amanda Burlingham [alternate]		

#### **2. APPROVAL OF AUGUST 16, 2022 MEETING MINUTES**

#### **3. BLIGHTED PROPERTY DESIGNATION – Review of the City of Erie Blighted Property Review Committee request that the City Planning Commission designate the following properties as blighted as that the same may be certified to the Redevelopment Authority of the City of Erie for action:**

- 717-19 West 5th Street
- 630 East 9th Street
- 934 West 17th Street
- 918 East 22nd Street
- 540 East 23rd Street
- 1105 East Avenue
- 1737 West 6th Street
- 236 East 24th Street
- 729 East 24th Street
- 711 West 18th Street
- 602 West 9th Street
- 261 East 31st Street
- 1012 Ash Street
- 633 East 11th Street
- 602 East 11th Street

#### **4. STR REGULATIONS – Discussion of updated draft amendments to the City of Erie Zoning Ordinance regarding the regulation of Short Term Rentals.**

#### **5. PLANNING & NEIGHBORHOOD RESOURCES ACTIVITY UPDATES**

#### **6. PUBLIC COMMENT**

#### **7. ADJOURNMENT**

To participate via Zoom, you must pre-register for the webinar and join from a PC, Mac, iPad, iPhone or Android device using the following link:

[https://events.zoom.us/j/ACH5meDFX7CY\\_5lHz7No83dGLAYznFEanDqx-jlRL-YgalPv8RXKOpRGxFNKcMCx67vV3T8?lmt=1640105137000](https://events.zoom.us/j/ACH5meDFX7CY_5lHz7No83dGLAYznFEanDqx-jlRL-YgalPv8RXKOpRGxFNKcMCx67vV3T8?lmt=1640105137000)

After registering, you will receive a confirmation email containing information about joining the webinar.

**CITY OF ERIE PLANNING COMMISSION**  
**RESOLUTION**

WHEREAS, pursuant to 36 P.S. 1712.1 of the Pennsylvania Consolidated Statutes, the City of Erie Blighted Property Review Committee has come before the City of Erie Planning Commission; and

WHEREAS, the Blighted Property Review Committee has considered the following properties within the City of Erie:

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| • 717-19 West 5 <sup>th</sup> Street | • 729 East 24 <sup>th</sup> Street |
| • 630 East 9 <sup>th</sup> Street    | • 711 West 18 <sup>th</sup> Street |
| • 934 West 17 <sup>th</sup> Street   | • 602 West 9 <sup>th</sup> Street  |
| • 918 East 22 <sup>nd</sup> Street   | • 261 East 31 <sup>st</sup> Street |
| • 540 East 23 <sup>rd</sup> Street   | • 1012 Ash Street                  |
| • 1105 East Avenue                   | • 633 East 11 <sup>th</sup> Street |
| • 1737 West 6 <sup>th</sup> Street   | • 602 East 11 <sup>th</sup> Street |
| • 236 East 24 <sup>th</sup> Street   |                                    |

WHEREAS, the Blighted Property Review Committee has, pursuant to 35 P.S. 17121.1 (c) designated these properties as “blighted”; and

WHEREAS, the Blighted Property Review Committee is, pursuant to the statute, requesting that the City of Erie Planning Commission designate such properties as blighted as that the same may be certified to the Redevelopment Authority of the City of Erie for action.

NOW, THEREFORE, be it RESOLVED that the City of Erie Planning Commission, following review of all information provided by the Blighted Property Review Committee, hereby designates the above-referenced properties as “blighted” as provided for in 35 P.S. 1712.1 (c).

**So Ordered September 20, 2022.**

\_\_\_\_\_  
Date

**CITY OF ERIE PLANNING COMMISSION**

\_\_\_\_\_  
Secretary

By \_\_\_\_\_  
Chairman

## 717 19 West 5th Street—SF Residence

BPRC Declaration: August 11, 2021

Code Violation Notices: Sent 2018 and five more times

Utilities Disconnected: Water and sewer

Delinquent Utilities: Water and Sewer (Total \$1247.98)

Delinquent Taxes: none

Property Maintenance Code Violations Include:

Porch, Porch Roof, Gutters/Downspouts, Fence, Junk & Debris, Weeds

Overall Condition: House remains vacant and front porch/porch roof are dangerous. Owner stated she was going to repair it but has not done anything to the home.



**Recommended Action: Clean-out and evaluate further**



## 630 East 9th Street—SF Residence

BPRC Declaration: September 8, 2021

Code Violation Notices: Sent 2017 and resent 2 more times

Utilities Disconnected: Water , Sewer/Refuse, Electric

Delinquent Taxes: \$5,018.53

Property Maintenance Code Violations Include:

Windows, Front Steps, Gutters & Downspouts, Soffit and Fascia, Porch, Porch Roof, Walls, Junk & Debris, Weeds, Rodents

Overall Condition: House remains vacant and in disrepair.



**Recommended Action: Clean-out and evaluate further**



## 934 West 17th Street—SF Residence

BPRC Declaration: August 13, 2014

Code Violation Notices: Sent 2007, 2014, 2019 (twice), 2020 (twice)

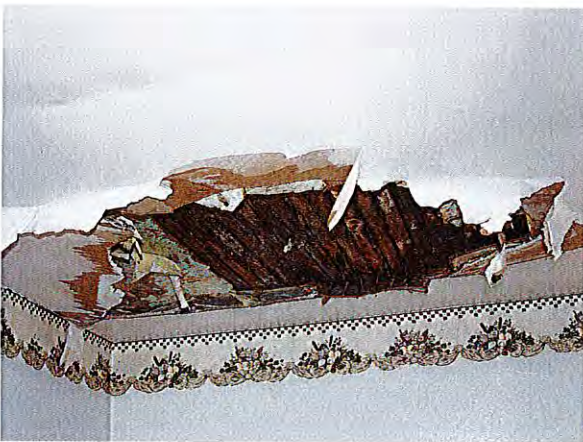
Utilities Disconnected: Water and sewer

Delinquent Taxes: none

Property Maintenance Code Violations Include:

Porch, Gutters/Downspouts, Roof Shingles, Soffit & Fascia, Doors, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair. Owner called RACE office and stated she would not do any updates to it.



**Recommended Action: Clean-out and evaluate further; Most likely demolition**



## 918 East 22nd Street—SF Residence

BPRC Declaration: July 8, 2015

Code Violation Notices: Sent 2018 and resent 2 more times

Utilities Disconnected: Water, Sewer/Refuse

Delinquent Taxes: \$3,620.06

Property Maintenance Code Violations Include:

Doors, Front Porch, Windows, Front Steps, Soffit and Fascia, Fence, Junk & Debris

Overall Condition: House remains vacant and in disrepair.



**Recommended Action: Clean-out and evaluate further**



## 540 East 23rd Street—SF Residence

BPRC Declaration: October 12, 2016

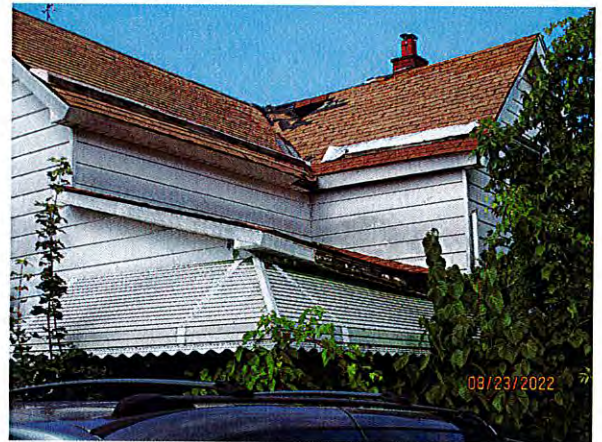
Code Violation Notices: Sent 2016 and resent 4 more times

Delinquent Taxes: \$2,692.17

Property Maintenance Code Violations Include:

Soffit and Fascia, Roof, Walls, Front Porch, Junk & Debris, Weeds, Rodents

Overall Condition: House remains vacant and in disrepair.



**Recommended Action: Clean-out and evaluate further; Possible demolition**



## 1105 East Avenue —SF Residence

BPRC Declaration: July 8, 2020

Code Violation Notices: Sent 2017 and resent 1 more time

Utilities Disconnected: Water and Sewer

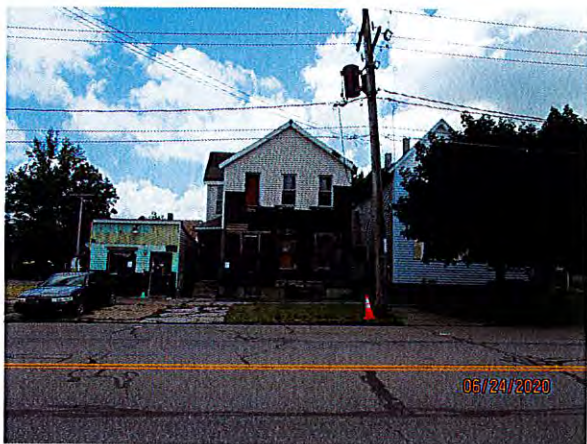
Delinquent Utilities: Water (\$344.44); Sewer (\$196.35)

Delinquent Taxes: \$2,021

Property Maintenance Code Violations Include:

Doors, Windows, Steps, Gutters & Downspouts, Soffit and Fascia, Roof, Walls, Porch, Foundation,  
Fence, Weeds

Overall Condition: House remains vacant and in disrepair.



**Recommended Action: Clean-out and evaluate further; Possible demolition**



## 1737 West 6th Street—SF Residence

BPRC Declaration: June 9, 2021

Code Violation Notices: Sent 2019 and resent 3 more times

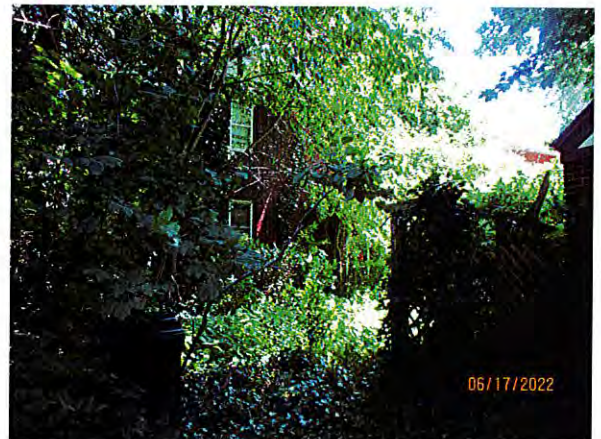
Utilities Disconnected: All

Delinquent Taxes: none

Property Maintenance Code Violations Include:

Doors, Gutters & Downspouts, Roof, Walls, Fence, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.



**Recommended Action: Clean-out and evaluate further**



## 236 East 24th Street —SF Residence

BPRC Declaration: November 11, 2020

Code Violation Notices: Sent 2018 and resent 3 more times

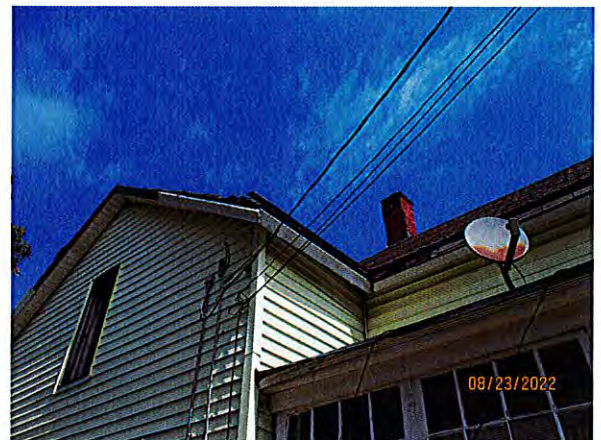
Utilities Disconnected: Water and Sewer

Delinquent Taxes: \$3,611.12

Property Maintenance Code Violations Include:

Doors, Windows, Gutters & Downspouts, Roof, Chimney, Walls, Porch, Foundation, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.



**Recommended Action: Clean-out and evaluate further; Possible demolition**



## 729 East 24th Street —SF Residence

BPRC Declaration: October 14, 2009

Code Violation Notices: Sent 2009

Delinquent Taxes: \$3,025.44

Property Maintenance Code Violations Include:

Windows, Gutters & Downspouts, Roof, Weeds

Overall Condition: House remains vacant and in disrepair.



**Recommended Action: Clean-out and evaluate further**



## 711 West 18th Street—SF Residence

BPRC Declaration: May 11, 2022

Code Violation Notices: Sent 2019 and resent 7 more times

Delinquent Taxes: \$1,281.60

Property Maintenance Code Violations Include:

Roof, Walls Garage, Fences, Abandoned Vehicles, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.



**Recommended Action: Clean-out and evaluate further**



## 602 West 9th Street—SF Residence

BPRC Declaration: May 11, 2022

Code Violation Notices: Sent 2018 and resent 3 more times

Delinquent Utilities: Water (\$2,687.64), Sewer (\$2,724.04)

Delinquent Taxes: none

Property Maintenance Code Violations Include:

Windows, Soffit and Fascia, Gutters & Downspouts, Roof, Walls, Front Porch, Garage, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.



**Recommended Action: Clean-out and evaluate further**



## 261 East 31st Street —SF Residence

BPRC Declaration: September 8, 2021

Code Violation Notices: Sent 2019 and resent 4 more times

Utilities Disconnected: Water and Sewer

Delinquent Utilities: Water (\$526.81); Sewer (\$828.55)

Property Maintenance Code Violations Include:

Windows, Front Steps, Gutters & Downspouts, Soffit & Fascia, Porch, Porch Roof, Shed, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.



**Recommended Action: Clean-out and evaluate further**



## 1012 Ash Street —SF Residence

BPRC Declaration: December 8, 2021

Code Violation Notices: Sent 2019 and resent 2 more times

Utilities Disconnected: Water and Sewer

Delinquent Taxes: \$100.66

Property Maintenance Code Violations Include:

Doors, Windows, Rear Steps, Gutters & Downspouts, Soffit & Fascia, Walls, Shed, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.



**Recommended Action: Clean-out and evaluate further**



## 633 East 11th Street —SF Residence

BPRC Declaration: January 9, 2019

Code Violation Notices: Sent 2016 and resent 3 more times

Delinquent Utilities: Water (\$146.37); Sewer (\$234.02)

Delinquent Taxes: \$3009.31

Property Maintenance Code Violations Include:

Windows, Gutters & Downspouts, Roof, Walls/Siding, Porch, Front Steps, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.



**Recommended Action: Clean-out and evaluate further**



## 602 East 11th Street —SF Residence

BPRC Declaration: March 10, 2021

Code Violation Notices: Sent 2018 and resent 3 more times

Utilities Disconnected: Water & Sewer

Delinquent Taxes: \$1909.56

Property Maintenance Code Violations Include:

Doors, Windows, Walls, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.



**Recommended Action: Clean-out and evaluate further**