# City of Erie Planning Commission

## City of Erie, Pennsylvania

#### **AGENDA**

The regular meeting of the City Planning Commission will be held **Tuesday, April 16, 2024** at 1:00 PM in City Council Chambers, 626 State Street, Erie PA. The meeting is also accessible via Zoom Webinar [instructions below]. Residents can watch the live stream and/or recordings of the meetings on the City of Erie's YouTube Page (https://www.youtube.com/@CityofErie).

#### 1. ROLL CALL

Member Name	Present	Absent
Mark Kloecker, Chair		
Richard Speicher, Vice-Chair		
Toni Mazanowski		
Colin Russ		
Jason Wieczorek		

- 2. APPROVAL OF MARCH 19, 2024 MEETING MINUTES
- 3. BLIGHTED PROPERTY DESIGNATION
- 4. WAYNE HEALTH AND WEALTH EQUITY DISTRICT PLAN [SEE LINK]
- 5. ZONING ORDINANCE AMENDMENTS
- 6. PLANNING & NEIGHBORHOOD RESOURCES UPDATES
- 7. PUBLIC COMMENT
- 8. 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/ev/AqK4YdUcxzWWtoDns0Ox8xneSyLkZk54phUEaUNhqKgGoMNdLWj8 ~AggLXsr32QYFjq8BlYLZ5I06Dg

# 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:

- 516 West 3<sup>rd</sup> Street
- 601-603 East 8<sup>th</sup> Street
- 602 East 8<sup>th</sup> Street
- 630 East 9<sup>th</sup> Street
- 750 East 13<sup>th</sup> Street
- 256 West 18<sup>th</sup> Street
- 937 West 18th Street
- 2246 East 18<sup>th</sup> Street

- 2248 East 18th Street
- 832 East 22<sup>nd</sup> Street
- 622 East 23<sup>rd</sup> Street
- 931 East 24<sup>th</sup> Street
- 640 East 25<sup>th</sup> Street
- 2631 Van Buren Ave
- 1822 Walnut 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 April 16, 2024

Date	CITY OF ERIE PLANNING COMMISSION
Secretary	By

#### 516 West 3rd Street —SF Residence

BPRC Declaration: April 13, 2022

Code Violation Notices: Violation Notice sent 7/23/21 and resent 2 more times.

Delinquent Utilities: Inactive; Past due balance \$2,775.27

Delinquent Taxes: \$2515.15

Property Maintenance Code Violations Include:

Doors, Windows, Gutters & Downspouts, Soffit & Fascia, Walls, Porch Roof, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.









#### 601-03 East 8th Street —SF Residence

BPRC Declaration: March 9, 2022

Code Violation Notices: Sent 8/31/12 and resent 5 more times

Delinquent Utilities: Inactive; Past due balance \$1,435.74

Delinquent Taxes: \$721.38

Property Maintenance Code Violations Include:

Doors, Windows, Gutters & Downspouts, Soffit & Fascia, Walls, Porch, Fence, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.







Recommended Action: Utilize for East Bayfront Greenway Trail System

#### 602 East 8th Street -SF Residence

BPRC Declaration: May 10, 2023

Code Violation Notices: Sent 10/08/01 and resent 6 more times

Delinquent Utilities: Inactive

Delinquent Taxes: \$0

Property Maintenance Code Violations Include:

Doors, Windows, Gutters & Downspouts, Soffit & Fascia, Walls, Fence, Garage, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.







Recommended Action: Utilize for East Bayfront Greenway Trail System

#### 630 East 9th Street —SF Residence

BPRC Declaration: September 8, 2021

Code Violation Notices: Sent 8/15/17 and resent 2 more times

Delinquent Utilities: Active; Past due balance \$308.07

Delinquent Taxes: \$776.64

Property Maintenance Code Violations Include:

Windows, Gutters & Downspouts, Roof, Walls, soffit & Fascia, Porch, Front Steps, Junk & Debris,

Weeds

Overall Condition: House remains vacant and in disrepair.







Recommended Action: Utilize for East Bayfront Greenway Trail System

#### 750 East 13th Street —SF Residence

BPRC Declaration: April 12, 2023

Code Violation Notices: Sent 3/18/2019 and resent 10 more times

Delinquent Utilities: Inactive; Past due Balance \$7,585.98

Delinquent Taxes: \$2,349.01

Property Maintenance Code Violations Include:

Doors, Windows, Gutters & Downspouts, HVAC/Water heater, Walls, Porch, Fence, Junk & Debris,

Weeds

Overall Condition: House remains vacant and in disrepair.







#### 256 West 18th Street —SF Residence

BPRC Declaration: April 10, 2019

Code Violation Notices: Sent 4/19/12 and resent 5 more times

Delinquent Utilities: Inactive

Delinquent Taxes: \$8722.49

Property Maintenance Code Violations Include:

Doors, Gutters & Downspouts, Soffit & Fascia, Walls, Fence, Front Steps, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.







Recommended Action: Clean-out and evaluate further

### 937 West 18th Street —SF Residence

BPRC Declaration: April 12, 2023

Code Violation Notices: Sent 1/7/22 and resent 4 more times

Delinquent Utilities: Inactive; Past due balance \$1,396.06

Delinquent Taxes: \$4614.08

Property Maintenance Code Violations Include:

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

Overall Condition: House remains vacant and in disrepair.







#### 2246 East 18th Street —SF Residence

BPRC Declaration: April 12, 2023

Code Violation Notices: Sent 12/5/22 and resent 2 more times

Delinquent Utilities: Inactive

Delinquent Taxes: \$1464.39

Property Maintenance Code Violations Include:

Doors, Windows, Gutters & Downspouts, Soffit & Fascia, Walls, Inoperable Vehicle, Steps, Junk & De-

bris, Weeds

Overall Condition: House remains vacant and in disrepair.







#### 2248 East 18th Street —SF Residence

BPRC Declaration: April 12, 2023

Code Violation Notices: Sent 12/9/22 and resent 2 more times

Delinquent Utilities: Inactive

Delinquent Taxes: \$0

Property Maintenance Code Violations Include:

Doors, Windows, Gutters & Downspouts, Soffit & Fascia, Roof, Walls, Porch, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.







#### 832 East 22nd Street —SF Residence

BPRC Declaration: July 18, 2013

Code Violation Notices: Sent 9/4/2013 and resent 5 more times

Delinquent Utilities: Active

Delinquent Taxes: \$5016.50

Property Maintenance Code Violations Include:

Doors, Windows, Gutters & Downspouts, Soffit & Fascia, Walls, Porch, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.







#### 622 East 23rd Street —SF Residence

BPRC Declaration: July 17, 2023

Code Violation Notices: Sent 5/3/18 and resent 5 more times

Delinquent Utilities: Inactive; Past due balance \$2,582.90

Delinquent Taxes: \$11,655.01

Property Maintenance Code Violations Include:

Doors, Windows, Gutters & Downspouts, Soffit & Fascia, Foundation, Walls, Porches, Garage, Fence,

Inoperable Vehicles, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.







#### 931 East 24th Street —SF Residence

BPRC Declaration: August 10, 2022

Code Violation Notices: Sent 9/8/11 and resent 5 more times

Delinquent Utilities: Inactive; Past due balance \$104.50

Delinquent Taxes: \$3994.77

Property Maintenance Code Violations Include:

Doors, Windows, Gutters & Downspouts, Soffit & Fascia, Roof, Walls, Porch, Front Steps, Garage, Junk

& Debris, Weeds

Overall Condition: House remains vacant and in disrepair.







#### 640 East 25th Street —SF Residence

BPRC Declaration: April 13, 2022

Code Violation Notices: Sent 9/18/18 and resent 6 more times

Delinquent Utilities: Inactive; Past due balance \$1,720.84

Delinquent Taxes: \$2721.88

Property Maintenance Code Violations Include:

Doors, Windows, Gutters & Downspouts, Walls, Rear Deck, Shed, Fence, Junk & Debris, Weeds

Overall Condition: House remains vacant and in disrepair.







#### 2631 Van Buren Ave —SF Residence

BPRC Declaration: April 12, 2023

Code Violation Notices: Sent 5/2/16 and resent 3 more times

Delinquent Utilities: Inactive

Delinquent Taxes: \$5,811.70

Property Maintenance Code Violations Include:

Doors, Windows, Gutters & Downspouts, Soffit & Fascia, Roof Flashing, Walls, Fence, Junk & Debris,

Weeds

Overall Condition: House remains vacant and in disrepair.







#### 1822 Walnut Street —SF Residence

BPRC Declaration: May 10, 2023

Code Violation Notices: Sent 4/28/09 and resent 6 more times

Delinquent Utilities: Inactive; Past due balance \$1,207.65

Delinquent Taxes: \$1,974.07

Property Maintenance Code Violations Include:

Windows, Gutters & Downspouts, Soffit & Fascia, Walls, Porch, Back Steps, Fence, Garage, Junk & De-

bris, Weeds

Overall Condition: House remains vacant and in disrepair.





