

Special Public Meeting

April 28, 2022

A special public meeting of the Millcreek Township Board of Supervisors was called to order at 5:30 p.m. by Chairman Daniel Ouellet in the Assembly Room of the Millcreek Township Municipal Building. Present were Daniel Ouellet, James Bock, Kim Clear, Matthew Waldinger, Matthew Puz, Julie Maggio, Matthew Puda, Mark Shaw, Esq. and Sheryl Williams.

Following the Pledge to the Flag, Mr. Ouellet asked Planning and Development Director Matthew Waldinger to explain the purpose of the special meeting. Mr. Waldinger gave a presentation highlighting the modernizing changes made to the proposed Zoning Ordinance since the fall in response to comments received throughout the adoption process. The proposed zoning ordinance was a recommended action of Embrace Millcreek and the process began in 2019. Mr. Waldinger listed modifications and definitions that will add clarity to the agricultural section of the ordinance, and District Regulations regarding the merging of Mixed Use 2 and Mixed Use 3 Districts into a new Mixed Use 2 District, as well as changes to other zoning districts. Mr. Waldinger outlined the proposed changes to revitalize the Presque Isle Corridor such as a Build-To line 10 ft. from the Right of Way, and the requirement that parking be located to the side or at the rear of buildings only. He offered a PowerPoint slide presentation to illustrate the changes made to the Zoning Map, and before-and-after slides of three other communities that have revitalized portions of their municipalities, such as Greece, NY, Rochester, NY and Hershey, PA. He then relayed to the Board the recommendations of the Millcreek Township Planning Commission and the Erie County Department of Planning and Community Development. Mr. Waldinger concluded by recommending the adoption of Ordinance 2022-4; An Ordinance of the Township of Millcreek, Erie, County Pennsylvania Amending and Restating the Zoning Ordinance and Zoning Map in its Entirety.

On recommendation of Solicitor Mark Shaw, it was moved by Ms. Clear, seconded by Mr. Bock and carried by unanimous roll call vote to enter Mr. Waldinger's PowerPoint presentation into the public record.

A Public Hearing was held on Proposed Zoning Ordinance 2022-4.

Greg Baldwin, Esq., 2540 Village Common Drive, thanked the Supervisors for scheduling a special meeting to hear residents' opinions on the proposed zoning ordinance. He presented a letter to the Board with a list of recommendations to eliminate the Presque Isle Corridor from the Ordinance and Zoning Map, and to eliminate all of the restrictive parking regulations in the P.I. Corridor and District, as well as to add additional Permitted Uses in the P.I. District. Mr. Baldwin requested that this letter be included in the permanent record of the meeting. He opined that more parking is needed now for current businesses, that the area should be revitalized in the "right order." He stated that the demographics in Hershey and in New York are different than in Erie and speculated that the revitalized areas Mr. Waldinger highlighted were probably built by developers. He asked the Board to follow the Planning Commission's recommendation to eliminate the P.I. Corridor from the proposed ordinance and asked the Board to table action on the Zoning Ordinance and reconvene later.

Chip Riehl, 2580 W. 8th Street, relayed that he sent a letter to the Board last week stating that he is opposed to the 10 ft. Build-To Line, that the Township should move the utilities first to attract businesses, and opined that the Board is doing things out of order. He was concerned that if the Zoning Ordinance is passed first, there will be no incentive to draw in developers. He also speculated that Hershey and the other towns were probably revitalized by large developers.

Daryl Terella, 5050 W. Ridge Road, would like the Board to revisit the C1 and C2 districts. He pointed out that no convenience stores are allowed in C2 as the proposed ordinance reads now, and he would like that allowance to be reinstated. He noted that C1 is mostly the strip along Peach Street and C2 is mostly the W. 26th Street area. He opined that it would make more sense to combine C1 and C2 to allow more uses.

Former Supervisor John Groh, 603 Montpelier Avenue, is opposed to the Presque Isle District. He opined that proposing a 3-story office building at the corner of W. 8th Street and Peninsula Drive is unrealistic, is opposed to the 10 ft. Built-To Line, and asked what is wrong with parking in the front of a business? Mr. Groh stated that zoning is always changing and there will always be appeals and amendments. He urged the Board to table voting on the proposed ordinance.

Michelle Mioduszewski, 2631 West 8th Street, stated that she is a therapist with an office on W. 8th Street, but noted that the Ordinance will not really affect her business. She advised the Township to first secure all of the funding needed to complete the revitalization project and then it will attract businesses.

Christine Blackman, 3028 Court Avenue, stated her concern about the number of homeowners who rent their homes in her neighborhood and the poor condition of some of the houses.

Mr. Ouellet asked if there were any further comments and, hearing none, closed the public hearing.

Ms. Clear thanked Mr. Waldinger and the Planning and Development Department, residents, property owners and stakeholders for all of their work to bring the zoning ordinance to fruition. She said that most recommendations have been addressed resulting in allowing more uses, such as changing the 10 ft. line to a 20 ft. line, and she commended the Planning and Development Department for compromising to accommodate residents' wishes. Ms. Clear said the ordinance is not perfect and it will continue to be revisited as needed.

Solicitor Mark Shaw further explained additions to the proposed ordinance relating to limited lodging language, such as combining short-term and long-term lodging into one category. He noted that a minimum of two (2) nights and a maximum of 30 nights lodging requirements were also added. On recommendation by Mr. Shaw and Planning and Development Director Matthew Waldinger, it was moved by Ms. Clear, seconded by Mr. Bock and carried by unanimous roll call vote to enact Ordinance 2022-4; An Ordinance of the Township of Millcreek, Erie, County Pennsylvania Amending and Restating the Zoning Ordinance and Zoning Map in its Entirety.

There being no further business to come before the Board or any Citizens to be Heard, it was moved by Ms. Clear and seconded by Mr. Bock to adjourn the meeting at 6:35 p.m.

Sheryl A. Williams
Township Secretary

APPROVED: May 10, 2022

Daniel P. Ouellet

James S. Bock

Kim Clear