

**Borough of Edinboro
Public Hearing Minutes
Rezoning 408 W. Plum St.**

~~May 9, 2022~~
June 13

OPENING:

Mayor Gast called the hearing regarding a rezoning request to order at 6:30 PM.

ROLL CALL: Council members present were Jim Kiley, Spencer Larson, Amanda Frantz-Mamani, Mark Eisert, Aaron Gast, and Mary Ann Horne (via phone). Absent was Pat Davis.

Other officials present were Solicitor Tim Wachter and Borough Manager Jason Spangenberg. Citizens present were Curtis Hals, MJ Campbell, Mary Ann Mook, Stephen Skaines, Ray Smaltz, Wendy Smaltz, Michael Agresti, Jim Butts, Jackie Rhen, and Dan Beggs.

DISCUSSION:

Attorney Michael Agresti, representing the potential buyer for the property, detailed the request. The building at 408 W. Plum St. has been operating as an insurance office since 2003 under an approved Special Exception, while zoned R-3. The property is for sale, and the potential buyer is requesting that the property be rezoned to C-2, in order to allow the buyer to have one or two more employees in the office than is currently allowed. It would still be operated as an insurance office. If approved, a bush next to the garage would be removed to create an additional parking space on the property.

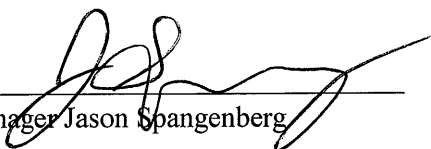
Manager Spangenberg stated that the Edinboro Planning Commission recommended approval of the request, and the Erie County Department of Planning noted that the request is consistent with the County's Comprehensive Plan.

Owners of neighboring properties spoke briefly about their concerns. One owner was interested in the installation of a shrub or fence in between their properties, and Attorney Agresti stated that the buyer would likely not have a problem doing so. Another owner was concerned about potential commercial uses for the property if the insurance agent decided to sell in the future. Zoning Supervisor Jackie Rhen stated that, due to the small size of the lot and extremely limited parking, a professional business or a hairdresser would be the only likely permissible uses for the property. Another owner stated that the business has been occasionally accessing the property by driving over his property, with his permission, and he wanted to clarify that there was no formal agreement in place for this. Attorney Agresti stated that the buyer is aware and would understand if the informal permission was revoked.

ADJOURNMENT:

Mayor Gast moved for adjournment, and the hearing was adjourned at 6:39 PM.

ATTEST:



Manager Jason Spangenberg



Mayor Aaron Gast