



# COUNTY OF ERIE

PLANNING & COMMUNITY DEVELOPMENT

Brenton Davis  
County Executive

Jessica A. Horan  
Director

## Erie County Planning Commission

### Minutes

**October 9, 2025 6:00 p.m.**

The meeting was held at the First United Methodist Church, 42 East High Street, Union City, PA.

1. The Planning Commission Meeting was called to order by Chairperson Matt Waldinger at 6:00 pm following the Pledge of Allegiance.
2. The following were in attendance:

District/Designation	Municipality	Name	Present
District 1	Millcreek Twp	Matt Waldinger	Present
District 2	Erie/LP	Lisa Austin	Present
District 3		Vacant	
District 4	Erie/Wesleyville	Marcus Jacobs	Present
District 5	Summit/Greene/ Harborcreek/NE	Thomas Sandell	Absent
District 6	UC Borough	Cindy Wells	Present
District 7	McKean Twp	Ron Bole	Present
At-Large	Elk Creek Twp	Michael Orr	Present
At-Large	Girard Borough	Jeanne Miller	Present
Alternate 1 (vacant)			
Alternate 2 (vacant)			
Alternate 3 (vacant)			

There were 7 out of 8 voting members present, therefore a quorum was reached. ALSO in attendance: Jessica Horan, ECP; Tony Cunningham, ECP; Jordyn Cook, ECP; Nancy Blimmel, ECP

3. A motion to approve the minutes from the August 14, 2025 meeting was made by Mike Orr and seconded by Jeanne Miller. Lisa Austin abstained from voting and the motion passed by majority vote.

**4. Hearing of the Public:** None

**5. New Business:**

**A.** Jessica Horan informed the Planning Commission that a new member has been appointed for District 5, Thomas Sandell

**B.** Jessica Horan asked the Commissioners about dates and locations for the 2026 Planning Commission meetings. The meetings will take place on the second Thursday of February, April, June, October and December. The only change in location suggested was that the first meeting be held in Wesleyville rather than at the Planning Department. Once each location is confirmed, a scheduled will be made and shared.

**C.** Tony Cunningham, CDBG Administrator for the Planning Department presented 4 CDBG Project Applications. The total County CDBG award is \$303,158. \$51,536 are reserved for administration of this program leaving \$251,622 to be distributed between the municipal projects that are selected for funding.

The projects that applied for funding are:

1. Union City Borough is requesting \$100,000. This is part of the Short Term/Low Cost Alternatives listed in the Main Street Pedestrian Crossing Study completed by Whitman, Requardt & Associates, LLP, (WRA) which is the selected engineer for the Erie MPO. The condition of the sidewalks is poor and should be replaced. The sidewalks would be replaced on the east side of South Main Street where students walk to the schools.
2. Girard Borough is requesting \$75,000. This would be for Construction of ADA-compliant curb ramps at various intersections along Hillcrest Drive and Kibler Drive in Girard Borough, including the intersections at Hillcrest Drive at Kibler Drive and Kibler Drive at Erie Street (both north and south intersections).
3. Albion Borough is requesting \$173,000. This project proposes the extension of a new sidewalk along Academy Street. Installation includes approximately 520 linear feet of new 5-foot-wide ADA compliant sidewalk with curb ramps. This project can be scaled down to accommodate available funding.
4. Wattsburg Borough is requesting \$152,841.51. This project involves improving accessibility at Harwood Park by installing concrete pads for a pavilion and a parking area to add ADA accessibility, and a new playground.

After much discussion, a vote occurred and the projects were ranked as follows: #1 – Union City Borough, #2 – Albion Borough, #3 – Wattsburg Borough, and #4 – Girard Borough. Further discussion regarding the amount of funds to be awarded ensued.

- *A motion to assign \$100,000 to Union City, \$100,000 to Albion, and \$51,622 to Wattsburg was made by Ron Bole with a second from Mike Orr. The motion carried at a vote of 6 in favor and 1 opposed.*

## **6. Old Business:**

- A.** Jessica Horan reported that the PA American Planning Association Conference is being held on October 12 to the 14 in Harrisburg. Two people from Planning will be attending. There are multiple sessions on multimodal trails and housing rehabilitation that they will attend. She will report on the conference at our next Planning Commission meeting in December.
- B.** Jessica Horan reported that we will be holding LRTP Public Meetings on October 23, 2025 at Booker T. Washington Center at 1pm and 6pm. There is an online [survey](#) and [wikimap](#). Please consider taking the survey and viewing the map to identify any transportation needs that could/should be considered to be added to the Long Range Transportation Plan.

## **7. Communications**

- A.** Department of Planning and Community Development Report – Jessica Horan reported:

The state budget impasse has affected some programs, including our development of a housing plan. The plan is to be funded in part by a state grant. It is currently on hold until the budget passes.

We continue to work on the Solid Waste Management Plan. Currently an Advisory Committee is being formed and it will start meeting in January, 2026.

The 2025 International Coastal Cleanup was held on September 20, 2025. Our goal was to collect 5,000 pounds and we exceeded that, collecting 6,838 pounds of garbage from sites across Erie County. We may add an additional date in 2026, maybe around Earth Day, in April.

The Planning Department is working creating a draft amendment to zoning ordinance and SALDO's with regard to data center uses. Planning for community impacts in preparation for data centers is a timely issue.

## **B. Commissioner Reports**

District 1: Matt Waldinger reported that Millcreek Township will begin working on a Parks and Recreation Comprehensive Plan. It is also on hold due to the budget issues.

District 2: Lisa Austin reported:

- The Redevelopment Authority is working on Ironworks Square. It is being developed using the existing historic building.
- Erie Downtown Development Corp will be re-opening Dave's Dinor. It will be housed in a new building on 5<sup>th</sup> & Peach. This building also has 32 new apartments.
- The Port Authority/Port of Erie held a study session regarding the former Erie Coke site. The site is contaminated and cannot be developed for housing. They are trying to find ideas for the land.
- Gannon opened its project at the library, Center for Lake Erie Education and Research, part of Project NePTWNE.
- The Pastor at St. Andrews Church has been relieved of his duties and the sale of property around the church have been frozen.
- Lisa made a correction to her August report. There are many in law enforcement who do not consider the actions of the parole officer as justified and legal in regards to Marchello Woodard.
- PennDOT has closed the Bayfront Highway between Sassafras and Holland Street for construction.
- In regards to the Home Rule Charter, there has been discussion in District 2 of changing how city council members are elected. They are currently "at large" which many believe doesn't accurately reflect the needs of the district. Others believe the current diversity on City Council would be negatively impacted by changing the at large election process.

District 3: Vacant

District 4: Marcus Jacobs reported that Wesleyville is receiving a sidewalk inventory to assess where their gaps are and where the ADA needs are from a Planning Department Walkworks grant award. They have a very old network of sidewalks. There is a CDBG project that has just begun on curb ramps. PennDOT will begin paving/resurfacing Route 20, all the way through the borough next year. With the paving projects, they will combine it with updating traffic signals. Wesleyville received funding from Green Light Go. Three out of four intersections on Buffalo Road have received Green Light Go funding. They are waiting to hear on the 4<sup>th</sup> light funding from an application they submitted this year.

District 5: absent

District 6: Cindy Wells reported on CDBG projects being completed. Miles Street sidewalks and ADA ramps are in progress. They also have a PA small water and sewer project on Route 97 and French Creek. This is a storm water project. Union City also just had 7 artistic life-sized wood carvings placed around U.C., mainly on Main Street.

District 7: Ron Bole reported that the Dollar General has finally opened and a subdivision project on Grubb Road that has been in the works for quite a while will begin soon.

At-Large: Michael Orr from Elk Creek reported that the Shurfine is open under new name, Marketplace. The coffee shop will open soon. Family Dollar is still vacant.

At-Large: Jeanne Miller reported that the Girard Hotel Park is finally done, after 5 years.

**8. Adjournment:** The meeting adjourned at 7:55 pm.

The next meeting will be December 11, 2025 at 6:00 pm at the Millcreek Township Building, 3608 West 26<sup>th</sup> Street

