

**MINUTES**  
**WARREN COUNTY PLANNING COMMISSION**  
Warren County Courthouse  
Commissioners' Conference Room, 1<sup>st</sup> Floor  
January 4, 2022  
5:30 P.M.

The regular meeting of the Warren County Planning Commission was called to order by Chair Paul Pascuzzi at 5:30 p.m.

**ROLL CALL:**

Members Present: Gary Olson, Jacob Pangborn, Paul Pascuzzi, Gary Wareham, Jeffrey Zariczny

Members Absent: Andy Brooks, Todd Hendricks

Staff Present: Daniel Glotz, Laurie Burdick, Michael Lyon

Guests Present: Josh Cotton (Times Observer)

**APPROVAL OF MINUTES:**

The Minutes of October 5, 2021 were approved unanimously with a motion by Jeffrey Zariczny and a second by Gary Olson. Motion carried.

**REORGANIZATION/ELECTION OF OFFICERS**

Chairman Paul Pascuzzi opened the floor for nominations. Gary Olson made a motion, with a second by Gary Wareham, to close the nominations and continue with the same slate of officers for the year 2022; Paul Pascuzzi as Chair, Jeffrey Zariczny as 1<sup>st</sup> Vice-Chair, and Todd Hendricks as 2<sup>nd</sup> Vice-Chair. A vote was taken and all were in favor; motion carried.

**NEW BUSINESS:**

1. Blighted Property Review Committee

(#72) 146 Saybrook Rd., Sheffield Twp., Parcel #SH-327-718400 – owned by Anzietta C. DiPierro.

Dan Glotz presented this item to the Commission. He explained that this was forwarded to the Planning Commission by the Blighted Property Review Committee. A blue tarp has covered the roof; however, staff visited the property recently, took pictures of the property, and presented them to the Commission, showing that the roof has now been redone with steel. Anzietta DiPierro was invited by regular and certified mail to the August 19, 2021 Blighted Property Review Committee meeting, which her father attended. Mr. DiPierro

presented their position to the two members of the BPRC in attendance at the meeting. However, because there was not a quorum at that meeting, the Committee could not take any official action and made a declaration of blight at their next meeting on October 21, 2021. The house is presently vacant. Following a discussion, Gary Olson made a motion to forward this item onto the Redevelopment Authority, with a second by Gary Wareham. A vote was taken and all were in favor; motion carried.

## **OLD BUSINESS:**

### **1. Commercial Solar Farms**

Michael Lyon presented a Solar Farms Draft Ordinance, which he explained and reviewed. This is a model ordinance prepared by Montour County. Mr. Lyon is changing some of the language to make it appropriate for Warren County. This will become part of the Subdivision and Land Development Ordinance, instead of being a conditional use option in the Zoning Ordinance, because it needs to cover all municipalities. This item will be tabled and discussed at the next meeting. Jeffrey Zariczny will review the model Ordinance and make some recommendations at that time.

## **SUBDIVISIONS RECENTLY APPROVED:**

No questions on the recent subdivisions.

Pierson, Richard L. et al.	Sheffield	10/5/2021	SH-3-5151
Johnson, Richard (Miller/Drake)	Southwest	10/13/2021	TV-3-8490
Hennessy, Dana A. (Subdivision III Revised)	Mead	10/13/2021	WN-873-8720/8550
Drinkwalter, Marcie D.	Sugar Grove Twp.	10/13/2021	YV-2-6552
Grant, David W.	Pine Grove	10/19/2021	WN-2-3832
Miller, Ferdy N.	Farmington	10/19/2021	WN-4-1534/15397
Willow, John H. & Thomas W.	Cherry Grove	10/19/2021	SH-2-7730
Curtis, Harold E. & Arlene V.	Columbus	10/19/2021	CY-3-7324/7335/49893/49884
Froncek, Victor & Alice	Columbus	10/19/2021	CY-5-3646
Perrett, Robert E. & Elaine S.	Conewango	10/28/2021	WN-574-5150/2770
Blum, Patricia S.	Sheffield	11/9/2021	SH-367-4541/4518/4429
Ludwick, Alan E. & Georgia L.	Farmington	11/18/2021	YV-3-6311/38953/38966/39726
Manelick, Gregory A.	Pine Grove	11/18/2021	WN-2-6358/6391
Highhouse, Cheryl L.	Pleasant	11/18/2021	WN-008-1519
Unterreiner, Mark W. & Kelly M.	Brokenstraw	12/13/2021	YV-5-3718
Way, Wm. F. II & Allen, Susan B.	Pleasant	12/27/2021	WN-811-3731/3736
Beary, Randall A. & Marianne K.	Watson	12/27/2021	TD-003-1530/312-9747
Weaver, Nathaniel	Sugar Grove Twp.	12/27/2021	YV-384-1557

## **PLANNING DIRECTOR'S REPORT:**

Recreation Plan has been completed. They are making an adjustment and adding the Farm Colony ballfields, which were inadvertently omitted. The Little League group wants to make some improvements.

Grunderville Land Fill has been put to bed. The contractor has done everything they were to do. It's now a wide-open area with no buildings. Contractor will return in the spring to do a final clean-up of the area.

Comprehensive Plan – Mr. Glotz is stepping back because the City is doing their Comprehensive Plan right now and people are getting them confused. Once the City is finished, the County will proceed with their plan.

Annual Report will be forthcoming.

### **ZONING OFFICER'S REPORT:**

An attorney involved with a complaint from a citizen prompted the County Solicitor to recommend a cabin/seasonal home type of ordinance amendment.

### **COMMUNICATIONS:**

Laurie Burdick reported that the Commission is down by two (2) members and that Jeff Geer opted to not be re-appointed when his term expired the end of 2021. Dan Glotz made the Leadership Warren County group aware that we are looking for two volunteers to fill these vacancies.

### **OTHER BUSINESS:**

Jeff Zariczny reported that Conewango Township is trying to take conservatorship of a property in North Warren. A discussion ensued.

### **ADJOURNMENT:**

Meeting unanimously adjourned at 6:22 p.m. by motion of Paul Pascuzzi and second by Jeff Zariczny. Motion carried.

### **NEXT MEETING:**

Tuesday, February 1, 2022 @ 5:30 p.m. in the Commissioners' Conference Room, 1<sup>st</sup> Floor, Warren County Courthouse.

Respectfully submitted,



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