

MINUTES
WARREN COUNTY PLANNING COMMISSION
Warren County Courthouse
Commissioners' Conference Room, 1st Floor
February 1, 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: Todd Hendricks, Gary Olson, Paul Pascuzzi, Gary Wareham, Jeffrey Zariczny

Members Absent: Andy Brooks, Jacob Pangborn

Staff Present: Daniel Glotz, Laurie Burdick, Michael Lyon

Guests Present: Josh Cotton (Times Observer)

APPROVAL OF MINUTES:

The Minutes of January 4, 2022 were approved unanimously with a motion by Jeffrey Zariczny and a second by Todd Hendricks. Motion carried.

NEW BUSINESS:

1. Mobile Home Park Expansion for Kylander Holdings, Whispering Winds Trailer Park, Glade Township, WN-005-8838

Dan Glotz presented this item to the Commission and explained the subdivision map for this expansion, which would fall under the Subdivision and Land Development Ordinance and not the Zoning Ordinance. The proposed expansion is for Lots 1 – 28. All of the lots meet the requirements of the Ordinance. The township met with Mr. Kylander to talk about the roads, etc. The roads will be maintained privately. Municipal sewage and public water are available. Approval by the Planning Commission, similar to a major subdivision, is required. Following a discussion, Gary Olson made a motion, with a second by Gary Wareham, to approve the expansion. A vote was taken and all were in favor; motion carried.

2. 2022 Planning Department Goals

Dan Glotz discussed what his goals are for this year, as follows:

- A. Comprehensive Plan – They have started on the Plan and want to get it wrapped up by the end of the year. The City of Warren is also doing their Comprehensive Plan, and people are somewhat confused between the two. Mr. Glotz and Brandy Rosselli had a recent meeting with Chuck Gray, who was from Warren, and who recently took a position in Corry. They discussed projects they could work on together that can be included in the Comprehensive Plan.

B. Limestone Township - Mr. Glotz and Zoning Officer Michael Lyon have been working and talking with the supervisors and secretary regarding becoming zoned. They are going to determine what zoning districts they want to set up that are applicable to their township. This will come before the Planning Commission for review and then the County Commissioners for public hearing and approval. There will be an amendment to the text of the Zoning Ordinance to include Limestone Township, and the zoning map will need to be updated. Limestone Township will discuss this at their meeting on January 17th.

C. Application to DEP - They are looking into submitting an application to DEP for a Brownfield grant, to begin initial identification of potential sites and what would need to be done to clean them up. This would apply to commercial and industrial properties.

D. North Warren Bike Trail - They want to extend the North Warren Bike Trail further north. They have the rights-of-way in place and are waiting for funding cycles to come around to extend the trail. Mr. Glotz is also involved in discussions regarding the Erie-Pittsburgh link in the Columbus area.

E. Grunderville - The site is buttoned up now, and they are looking for some potential uses.

UNFINISHED BUSINESS:

1. Commercial Solar Farms

Michael Lyon stated that this item is unfinished but close to being done. He shared printed information on the proposed section for the Subdivision and Land Development Ordinance, and a discussion followed.

2. Recreational Cabins

Mr. Lyon also mentioned that they are going to update the Zoning Ordinance to include "cabins" as a use by right in R1 and ACR Districts, at the advice of the county solicitor.

SUBDIVISIONS RECENTLY APPROVED:

No questions on the recent subdivisions.

Page, Daniel R.	Mead	12/29/2021	WN-986-2720/2856
Werle, Robert Lawrence	Brokenstraw	1/18/2022	YV-5-3569

PLANNING DIRECTOR'S REPORT:

1. ECS&R, the company that has been used for the three recycling events each year, has gone out of business. Mr. Glotz has not been successful in finding a replacement, and he may have to cancel some or all of the scheduled Recycling events for this year in April, July, and October.
2. Youngsville Borough and Tidioute Borough have both received a Heart and Soul Award, and Mr. Glotz is working with them to market their communities.

ZONING OFFICER'S REPORT:

Nothing to report.

COMMUNICATIONS:

Laurie Burdick presented the Planning Commission board information sheet, as well as the 2022 Officials' Handbook.

OTHER BUSINESS:

A discussion took place regarding the two vacancies on the Commission. The County Commissioners have a couple of names of individuals that might be interested in serving. Mr. Glotz also shared the vacancies with the current Leadership Warren County group, as well as their alumni. Jeff Zariczny also suggested having junior members that could potentially become future Commission members. Dan Glotz will talk to Amy Stewart about the possibility.

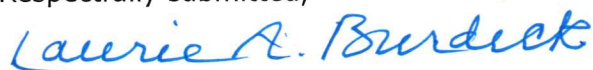
ADJOURNMENT:

Meeting unanimously adjourned at 6:33 p.m. by motion of Jeff Zariczny and second by Todd Hendricks. Motion carried.

NEXT MEETING:

Tuesday, March 1, 2022 @ 5:30 p.m. in the Commissioners' Conference Room, 1st Floor, Warren County Courthouse.

Respectfully submitted,



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