

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

Members Absent: Jacob Pangborn, Gary Wareham

Staff Present: Daniel Glotz, Laurie Burdick, Commissioner Jeff Eggleston

Guests Present: Josh Cotton (Times Observer), Thomas J. Christeson

APPROVAL OF MINUTES:

The Minutes of February 1, 2022 were approved unanimously with a motion by Jeffrey Zariczny and a second by Gary Olson. Motion carried.

NEW BUSINESS:

1. The Estate of Donald Sowa Subdivision, 912 N. Main St., Youngsville Borough, Tax Parcel #YV-676-91

Dan Glotz presented this item to the Commission and explained the subdivision map. He further explained that the Commission doesn't have the authority to take action on it, but the Planning Code requires that municipalities who have their own subdivision ordinance provide a copy of the subdivision map to the County for their review and comment. Mr. Glotz said this subdivision proposal meets all of Youngsville Borough's Subdivision Ordinance specifications. Following a discussion, Todd Hendricks made a motion, with a second by Andy Brooks, to make a recommendation to Youngsville Borough to approve the subdivision. A vote was taken and all were in favor; motion carried.

2. 2021 Annual Report

Dan Glotz presented the Annual Report to the Commission and further explained that we are required by the Planning Code to present the Annual Report to the County by the end of March every year. Mr. Glotz then reviewed and explained the Zoning section, the Grants Administration section, and the Planning Activities section, including Planning Department Projects, such as RDA, Electronic & Household Hazardous Recycling, County Recycling Drop-off Centers, Grunderville Landfill Final Closure, Bike Trail Repairs, Community Heart & Soul Program, and COG Visioning Process. He also reviewed the Recreation and Greenways Plan, the Hazard Mitigation Plan Update, the Comprehensive Plan Update, the Long-Range Transportation Plan & Improvement Plan, and the 2021 Highway/Bridge Projects. Laurie Burdick reviewed the Subdivision section with the Commission.

3. Blighted Property Review Committee

(#76) – 34 E. Main St., Columbus Twp., Parcel #CY-371-524800, owned by Christopher R. Adams

Dan Glotz presented this item to the Commission along with photographs. He stated that the 2015, 2016, 2017, 2018, and 2019 taxes are in arrears. However, the 2020 taxes were paid. This property goes to the Judicial tax sale in May of this year. The township followed protocol. Mr. Adams was invited to the Blighted Property Review Committee meeting but did not attend, nor did he respond to the letters. Mr. Adams has signed the green certified cards for all of the mailings. Following a discussion, Gary Olson made a motion, with a second by Andy Brooks, to forward this item onto the Redevelopment Authority. A vote was taken and all were in favor. Motion carried.

4. Follow-up of Planning Commission Training Session

Dan Glotz stated that back in June, along with the Warren County Planning Commission, Youngsville Borough and the City of Warren were invited to a Planning Commission training, led by Denny Puko, who is a Planning Consultant. Mr. Glotz brought along a flip-chart with information that he discussed with the Planning Commission. He explained that at the training event, each of the planning commission met in a group individually and discussed items that they felt were important to them. He stated the #1 item on the County's list of important items discussed at that meeting was the need for mini-training sessions on various topics. Two other items that received high rankings were for the Planning Commission to receive information prior to the meetings (which we are now doing), and to use the Comprehensive Plan to move forward. From there, other items discussed were more diversity, improved information to the public, equitable map review, attendance by Commissioners, and to reduce the size of the Commission to 7. Mr. Glotz then presented copies of the PowerPoint slides that Mr. Puko presented, and he discussed those items.

UNFINISHED BUSINESS:

1. Commercial Solar Farms

Tabled until next month.

SUBDIVISIONS RECENTLY APPROVED:

No questions on the recent subdivisions.

Whispering Winds MH Park (Kylander Holdings)	Glade	2/1/2022	WN-005-8838
BF Adventures, LLC (Mason's Mobile City)	Conewango	2/1/2022	WN-4-6197
BF Adventures, LLC (River View Estates)	Conewango	2/1/2022	WN-488-463
BF Adventures, LLC (Wilderness Park)	Pleasant	2/9/2022	WN-008-1788
Perkins, H. George	Eldred	2/9/2022	TD-001-1720
Johnson, Melinda S.	Glade	2/9/2022	WN-6-4682/43852

PLANNING DIRECTOR'S REPORT:

Nothing in addition to what was previously presented.

ZONING OFFICER'S REPORT:

None.

COMMUNICATIONS:

None.

OTHER BUSINESS:

None.

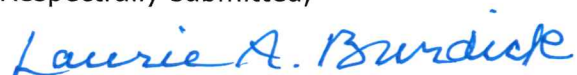
ADJOURNMENT:

Meeting unanimously adjourned at 7:04 p.m. by motion of Paul Pascuzzi and second by Andrew Brooks. Motion carried.

NEXT MEETING:

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

Respectfully submitted,



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