

MINUTES
WARREN COUNTY PLANNING COMMISSION
Warren County Courthouse
Commissioners' Conference Room, 1st Floor
April 5, 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, Michael Lyon, Commissioner Jeff Eggleston

Guests Present: Josh Cotton (Times Observer), Brian Jennings, Richard Lindell

APPROVAL OF MINUTES:

The Minutes of March 1, 2022 were approved unanimously with a motion by Gary Olson and a second by Andy Brooks. Motion carried.

NEW BUSINESS:

1. Rezoning request from ACR to "B" – Business – Lindell Resources, LLC (Lindell Hatch Patch) – 522 Hatch Run Rd., Warren – Glade Twp. – Parcel #WN-005-196300 – 84.6 acres

Michael Lyon presented this item to the Planning Commission, along with Richard Lindell. Mr. Lyon explained that the surrounding properties are zoned BT, Planned Development, and "B" Business, respectively. Mr. Lindell stated that they are asking to rezone the property to consolidate their businesses and to open a restaurant to direct market their products in the Hatch Patch building. Following a discussion, Jeffrey Zariczny made a motion, with a second by Todd Hendricks, to recommend to rezone this property to the Warren County Commissioners. A vote was taken and all were in favor. Motion carried.

UNFINISHED BUSINESS:

1. Commercial Solar Farms

Michael Lyon handed out a draft ordinance. He made changes in red lettering. He referred to the definitions regarding accessory structures and the change he had made to the square footage. He is using a model ordinance from Cumberland County and changed it to make it more appropriate for Warren County. Cumberland County would have gone through legal review. The Planning Commissions' two questions were: 1) what benefit is there to add solar farms to our county ordinance? and 2) where is the energy going? Following a discussion, it was determined that a coordinated call would be placed to Cumberland County with those questions prior to next month's meeting.

2. Follow-up of Planning Commission Training Session

Dan Glotz stated that we are adding two (2) new members to the Planning Commission, and they will be appointed by the Commissioners at their public meeting on April 13th. He will wait until the new members come aboard before he continues with this topic.

SUBDIVISIONS RECENTLY APPROVED:

No questions on the recent subdivisions.

Ricketts, George & Martha	Columbus	3/10/2022	CY-6-2583
Bruncz, Anthony E.	Sugar Grove Twp.	3/17/2022	YV-2-2679

PLANNING DIRECTOR'S REPORT:

1. PennDOT's Proposed Construction Schedule - Dan Glotz handed out copies of maps and explained PennDOT's proposed construction schedule for this upcoming season.
2. Comprehensive Plan - they have now started the public process for the County's Comprehensive Plan update. All the libraries in the county have survey forms.

ZONING OFFICER'S REPORT:

Michael Lyon stated that there are two items the Commission will need to address in the future: 1) recreational cabins and 2) Airbnb's. He will do more research.

COMMUNICATIONS:

None.

OTHER BUSINESS:

Jeffrey Zariczny brought up an issue of concern for discussion regarding a setback issue on a property in Conewango Township. He would like this item to remain under "Unfinished Business" on future agendas.

ADJOURNMENT:

Meeting unanimously adjourned at 6:45 p.m. by motion of Gary Olson and second by Andrew Brooks. Motion carried.

NEXT MEETING:

Tuesday, May 3, 2022 @ 5:30 p.m. in the Commissioners' Conference Room, 1st Floor, Warren County Courthouse.

Respectfully submitted,



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