

MINUTES
WARREN COUNTY PLANNING COMMISSION
Warren County Courthouse
Commissioners' Conference Room, 1st Floor
June 7, 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: Brian Jennings, Gary Olson, Paul Pascuzzi, Sheryl Vanco, Gary Wareham

Members Absent: Andy Brooks, Todd Hendricks, Jacob Pangborn, Jeffrey Zariczny

Staff Present: Daniel Glotz, Laurie Burdick, Michael Lyon

Guests Present: Josh Cotton (Times Observer)

APPROVAL OF MINUTES:

The Minutes of May 3, 2022 were approved unanimously with a motion by Gary Olson and a second by Gary Wareham. Motion carried.

NEW BUSINESS:

1. Proposed Zoning Ordinance text amendments, to include discussions regarding definitions: i.e., permitted residential uses including single family, multi-family, & recreational cabins

Zoning Officer Michael Lyon presented a list of text amendments to the Zoning Ordinance that he is proposing. He reviewed the list with the Commission. He would like a recommendation from the Commission to take to the Warren County Commissioners to update the Zoning Ordinance. He has delayed taking the Solar Ordinance to the Commissioners until he could take these text amendments to them at the same time so he only has to update the Zoning Ordinance once. He proposed:

- 1) Add Definition of "Setback" as it applies to the Warren County Zoning Ordinance.
- 2) Add a reference to the "Setback Definition" on all zoning district Tables for Lot, Yard, and Height Requirements, i.e., Table 302.
- 3) Add two (2) Single Family Homes as a permitted use in R1, R2, V, & BT – with a minimum of 1.5 acres (all typical setback requirements will apply) identical to what's available in the ACR District.
- 4) Add clarification to "Two-Family Dwelling" in all allowable districts to "Two-Family Dwelling (Duplex)".
- 5) Add two-family dwellings (duplex) to ACR as a permitted use.

6) Add "Multiple-Family Dwellings" to B-Business as a permitted use. Past discussion suggests that this was a permitted activity and lost in the printed document at some point.

7) Add "Camp/Recreational Cabin" as a permitted use in the ACR and possibly other districts. Camp/Recreational Cabin was added to the definitions in the recent past.

Following a discussion, Gary Wareham made a motion, with a second by Gary Olson, to recommend this list of text amendments to the Warren County Commissioners. A vote was taken and all were in favor; motion carried.

2. Commission Training Session 2: (A) The Planning Commission in PA

Dan Glotz presented and reviewed the publication entitled "*Planning Commission in PA*" with the Planning Commission. He reviewed the primary objective of the Planning Commission. He pointed out and discussed the sixteen (16) items listed in the publication that a planning commission is empowered to do. Further, he reviewed and discussed Subdivision and Land Development Review; Stormwater Management Planning; Floodplain Management; Sewage Facilities Planning; Public Meetings; Multi-municipal Relationships; Building Code Enforcement; Membership, Appointment, and Organization; General Operating Procedures; Relationship to the Governing and Appointed Bodies; Reports to the Governing Body; Need for Technical Planning Services; and Issues Every Planning Commission Member Should Consider.

Commission Training Session 3: (B) The Comprehensive Plan in PA

Dan Glotz presented and reviewed "*The Comprehensive Plan in Pennsylvania*" with the Planning Commission. He reviewed Municipal, Multi-municipal and County Comprehensive Plans and the four (4) common criteria; MPC Plan Requirements and the nine (9) required elements; Preparing a Comprehensive Plan; Preparing a Comprehensive Plan and citizen input; Plan Components; Page 10 - five keys to an implementable comprehensive plan; Adopting the Comprehensive Plan; and Plan Implementation Tools and Techniques.

Mr. Glotz then shared and reviewed with the Commission a hand-out entitled "Think Differently", taken from a PowerPoint presentation regarding preparation of a Comprehensive Plan.

Mr. Glotz also shared and discussed a hand-out from the Pennsylvania State Data Center regarding 2021 County Total Population Estimates.

UNFINISHED BUSINESS:

None.

SUBDIVISIONS RECENTLY APPROVED:

No questions on the recent subdivisions.

Porter, Timothy L. & Ronald L.	Farmington	5/17/2022	WN-1-8511
Lindell Resources LLC	Farmington	5/17/2022	WN-1-8466
Sabella, Timothy E., Sr. & Judy A.	Watson	5/17/2022	TD-3-1784/1778

PLANNING DIRECTOR'S REPORT:

Mr. Glotz and Mr. Lyon are scheduled to talk to Farmington Township at their next meeting about zoning.

They just had a kick-off meeting for the Kinzua Marketing Strategy Committee.

DEPUTY PLANNING DIRECTOR/ZONING OFFICER'S REPORT:

Michael Lyon explained that they have been negotiating with Limestone Township to become zoned, but, at their last public meeting, Limestone supervisors decided to withdraw their request.

COMMUNICATIONS:

None.

OTHER BUSINESS:

None.

ADJOURNMENT:

Meeting unanimously adjourned at 7:01 p.m. with a motion by Gary Olson and a second by Gary Wareham. Motion carried.

NEXT MEETING:

Tuesday, August 2, 2022 @ 5:30 p.m. in the Commissioners' Conference Room, 1st Floor, Warren County Courthouse. The July meeting will be cancelled.

Respectfully submitted,



Laurie A. Burdick
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