

MINUTES
WARREN COUNTY PLANNING COMMISSION
 Warren County Courthouse
 Commissioners' Conference Room, 1st Floor
 September 6, 2022
 5:30 P.M.

The regular meeting of the Warren County Planning Commission was called to order by Vice-Chair Jeffrey Zariczny at 5:30 p.m.

ROLL CALL:

Members Present: Andy Brooks, Paul Pascuzzi, Brian Jennings, Gary Olson, Jacob Pangborn, Gary Wareham, Jeffrey Zariczny

Members Absent: Todd Hendricks, Sheryl Vanco

Staff Present: Daniel Glotz, Laurie Burdick, Michael Lyon, Danielle Flasher

Guests Present: Josh Cotton (Times Observer)

Dan Glotz introduced Danielle Flasher to the Planning Commission. She has replaced Lorri Dunlap as the Grants Administrator.

APPROVAL OF MINUTES:

The Minutes of August 2, 2022 were approved unanimously with a motion by Gary Olson and a second by Andy Brooks. Motion carried.

NEW BUSINESS:

1. Commission Training Session 3:
 - A. Zoning

Michael Lyon presented this information to the Planning Commission. He had a conversation with an individual from Harrisburg that explained that this Planning Series is meant to be a guidance document and clarification of the Municipal Planning Code, which allows us to do what we do. The information contained in the series is not only from the MPC, but is also based on PA case law, which is where a lot of the zoning laws come from. Not everything in the series will have a direct correlation to a section of the MPC. He explained that the entire County is not zoned so what they discuss will not apply to all of the municipalities. He explained that the City of Warren and Youngsville Borough also follow the Zoning regulations. Zoning is one of the means by which a municipality can regulate the use of land, structures, and character of development. He stated that we use our Zoning Ordinance and Subdivision and Land Development Ordinance to reach the objectives we have slated for development. He reviewed the entire Zoning booklet with the Commission and highlighted several key points and sections.

B. The Zoning Hearing Board

Michael Lyon will present this information at the next meeting.

UNFINISHED BUSINESS:

None.

SUBDIVISIONS RECENTLY APPROVED:

No questions on the recent subdivisions.

Moore, Andrew K. & Kimberly A.	Pleasant	8/2/2022	WN-008-14376
Johnson, Lyle T. & Dean T.	Spring Creek Township	8/2/2022	CY-005-9348
Alsdorf, Joel & Margaret	Spring Creek Twp.	8/18/2022	CY-6-75330
Olson, Robert & Karen	Brokenstraw	8/18/2022	YV-5-3449
Elmquist, Scott A. & Diana C.	Sugar Grove Township	8/18/2022	YV-3-7189
Clopp & Hoisington LLC	Sugar Grove Borough	8/18/2022	YV-2-3388
Christensen Family Farm	Columbus Twp.	8/18/2022	CY-3-7995/CY-3-76881
Fitzgerald, Austin H. & Melissa F.	Conewango Twp.	8/25/2022	WN-4-4741/4752
Walmart/Starbucks/KDP East Liberty LLC	Conewango	8/25/2022	WN-005-429800

PLANNING DIRECTOR'S REPORT:

- 1) Dan Glotz reported that the final invoices were paid to the Landfill contractors. DEP has signed off and it is considered officially closed. There is maintenance, such as mowing the landfill cells, that will need to be done on a regular basis. They were looking to do an early Implementation Project at that facility related to the Recreation Plan, but because things moved too slowly on the landfill, DCNR has allowed them to shift the funding to the Farm Colony Ball fields, where they are doing a complete redesign. There is potential to open the facility to a lot of sports activities, not just baseball. This should be finished up the latter part of this year or the first of next year.
- 2) They are in the process of getting the Comprehensive Plan public meetings set up for five of the key growth areas.
- 3) Kinzua Marketing Project has been spearheaded primarily by WCCBI. They met with the consultant and are very near putting together a final set of recommendations.

DEPUTY PLANNING DIRECTOR/ZONING OFFICER'S REPORT:

Michael Lyon reported that he will attend the Commissioners' September 14th meeting, where two public hearings are scheduled regarding the Solar Ordinance and the Text Amendment changes for the Zoning Ordinance.

COMMUNICATIONS:

None.

OTHER BUSINESS:

The October Planning Commission meeting will be cancelled.

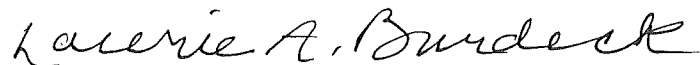
ADJOURNMENT:

Meeting unanimously adjourned at 6:38 p.m. with a motion by Andy Brooks and a second by Gary Wareham. Motion carried.

NEXT MEETING:

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Laurie A. Burdick".

Laurie A. Burdick
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