

MINUTES
WARREN COUNTY PLANNING COMMISSION
Warren County Courthouse
Commissioners' Conference Room, 1st Floor
December 6, 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, Brian Jennings, Gary Olson, Jacob Pangborn, Paul Pascuzzi, Sheryl Vanco, Gary Wareham,
Members Absent: Todd Hendricks, Jeffrey Zariczny
Staff Present: Daniel Glotz, Laurie Burdick, Michael Lyon
Guests Present: Josh Cotton (Times Observer), Jim Decker (WCCBI), and Amy Stewart (WCSD)

APPROVAL OF MINUTES:

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

NEW BUSINESS:

1. Comprehensive Plan Meeting with Consultant from Mackin Engineers

Brandi Roselli and Dan Bowling from Mackin Engineers joined the Planning Commission via Zoom to discuss the Comprehensive Plan. Ms. Roselli started with addressing the issues that have emerged from the various types of public outreach that are listed on the Issue Identification sheet. She wanted to have a short discussion on each item talking about what could be done to address each issue, asking if there are partners that could help, or if there are funding sources that might be available. There were nine (9) issues that they discussed, as follows: (1) Broadband access, (2) Declining population and workforce, (3) Attracting new businesses, (4) Marketing the County and its assets, (5) Preserving natural and recreational resources, (6) Protect the rural character, (7) Promoting alternative energy sources – hydro, wind, solar, (8) Identifying locations for EV charging stations, and (9) Focus development/redevelopment in targeted areas.

Paul Pascuzzi stated that the Commissioners have been spending a significant amount of time over the last year with a focus on Broadband access. He recommended that Ms. Roselli contact the Chairman, Tricia Durbin, to get her input on this topic.

Amy Stewart, Superintendent from Warren County School District, was in attendance and discussed the major issues with broadband access that they are experiencing with their students and being able to connect from home due to this being a rural area with topographical issues and foliage interference. She said there needs to be a needs assessment done, and she has much of that information.

Jim Decker stated that the FCC has created new broadband maps for Pennsylvania and they are asking people to test the map between now and January 13th.

Ms. Roselli stated that what they have just talked about, she has heard already. She will contact Commissioner Durbin in regards to broadband and continue the process.

In reviewing the other issues that were identified, Ms. Roselli stated that a declining population and workforce is an issue everywhere in north and southwestern Pennsylvania.

In terms of attracting new businesses, Jim Decker stated that the declining population and workforce and attracting new business is tied together. Business growth is being seen in small individuals who are creating their own businesses.

Preserving natural and recreational resources, as well as protecting the rural character - the County did a park and recreation greenways plan recently and there is a lot of information there, so they can pull from that Plan.

Marketing the County and its assets - Ms. Roselli stated that the City is working on a marketing plan at the City level. Dan Glotz suggested talking to Casey Ferry at the Visitor's Center to see what they are doing. Paul Pascuzzi suggested the Kinzua Marketing Initiative. Commissioner Eggleston had put together a task force and Dan Glotz will get a copy of that to Ms. Roselli.

Ms. Roselli asked about alternative energy sources. There have been some basic inquiries in the County regarding solar use, but that's the extent of it. Mr. Glotz stated that the boy scouts had an analysis done on top of the hill in Scandia, but there is not enough sustained wind to make it worthwhile. Mr. Glotz is not aware of anything to pursue regarding hydro power.

Identifying locations for EV charging stations - Mr. Glotz stated that there are some entities putting in charging stations, such as dealerships that want to sell EVs, or charging stations at home. He is not aware of any public charging stations at this point.

Focus development/redevelopment in targeted areas - (1) Columbus, (2) Sugar Grove, (3) Russell/North Warren/Route 62, (4) Sheffield/Clarendon, (5) Starbrick/Youngsville/Pittsfield area on Route 6, and (6) Tidioute - Mr. Glotz stated that these are the six locations that were identified on the County map as future growth areas, based on the infrastructure currently in place, such as public water and sewage and electric. Mr. Glotz stated that an area not identified as a growth area but in dire need of a wastewater treatment system is the Bear Lake area. They have begun their 537 Plan Revision to address it.

Dan Glotz thought referencing the Northwest Commission's RPO TIP and long-range transportation plans should be critical to include in the Plan.

Ms. Roselli suggested that everyone email her or Dan Glotz if they have any other suggestions. She said in the Winter of 2023, they will draft the plan and send it to the Planning Commission for review. In the Spring 2023, they will start to finalize the plan and present the final draft to the Planning Commission, who will be responsible for recommending that the final plan get sent to the Commissioners, who will then open a 45-day comment period. In Summer of 2023, they will be addressing any comments that come in, and then the Commissioners will adopt the Plan in the Summer of 2023.

Jim Decker suggested developing more assets on the ANF.

Dan Glotz suggested municipal officials and the COG be listed as partners, in addition to the School District, WCCBI, and ANF. They will also add the Farm Bureau, because there is a lot of agricultural land in the County.

Ms. Roselli asked all in attendance to circle their 3 primary issues on the Issue Identification Sheet so they can categorize the main issues. She will need the information by the end of the week.

Ms. Roselli sees both the City Plan and the County Plan being consistent with each other and helping each other move forward. The City Plan is currently available for public review and it can be found on the Comprehensive Plan website. The link will be sent out to the Planning Commission members so they can access the Plan electronically.

Ms. Roselli will come to Warren County to meet with the Planning Commission in March or April.

2. Commission Attendance

Paul Pascuzzi stated that a certain member has not been attending our meetings, and the Commission reviewed an attendance spread sheet. The bylaws state that if a Commission member misses more than 3 meetings in a row without a valid reason, he/she is considered resigned. Therefore, because Todd Hendricks has not attended a Commission meeting since April 2022, Andy Brooks made a motion, with a second by Gary Wareham, to accept Mr. Hendrick's resignation from the Planning Commission. A vote was taken and all were in favor; motion carried.

3. Blighted Property Review Committee

A. (#77) – Property located at 200 Horton Ave., Sheffield Twp., Tax Parcel #SH-359-6332 – Amy Bailey (declared blighted by BPRC on 9-15-22)

Paul Pascuzzi presented photographs of the property and stated that the owner was invited to the meeting tonight and was also invited to attend the Blighted Property Review Committee meeting, but she did not attend. The tenant sent in photographs of some work they have done. The porch is a pretty big problem for

them, Mr. Pascuzzi stated. 2021 taxes are delinquent. At the time in which the Township Supervisors identified this as a blighted property, back in March of 2022, the house was vacant, utilities were shut off, the house was in falling down condition, there were broken windows, and the porch was falling off the house. It was also identified as a fire hazard. The owner allowed a tenant to reside at the structure. The Blighted Property Review Committee reviewed this last month. We have not heard from the owner except for the photos that were submitted. 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.

UNFINISHED BUSINESS:

Dan Glotz stated the unfinished business was considered to be the strategic planning session and trainings sessions. He said Michael Lyon will continue with the last of the trainings at the January Commission meeting regarding the Zoning Hearing Board and Special Exceptions, Conditional Uses, and Variances.

SUBDIVISIONS RECENTLY APPROVED:

No questions on the recent subdivisions.

Lange, Steven & Beverly	Freehold	10/25/2022	YV-1-3493
Eckman, Ronald M.	Pine Grove	11/1/2022	WN-2-5132
Cable, Clifford E. & Norma E. Estate	Pine Grove	11/17/2022	WN-3-4240
Hennessy, Dana A.	Mead	11/17/2022	WN-8-7372
Morrow, Brian L. & Janice A.	Spring Creek/Columbus	11/17/2022	CY-6-3963/3967/YV-4-1748
Messinger, Dennis A. & Janet A.	Freehold	11/23/2022	YV-4-1253/1372
Marshall, James L. & Betty L.	Limestone	11/23/2022	TD-268-1486/1487/4375

PLANNING DIRECTOR'S REPORT:

Mr. Glotz stated that the big focus has been the Comprehensive Plan but he is also working on a lot of year-end reports, which are taking up a lot of time.

DEPUTY PLANNING DIRECTOR/ZONING OFFICER'S REPORT:

Michael Lyon said by February, the Planning Commission will have new copies of the updated SALDO and Zoning Ordinance. Also, in January, the Zoning Hearing Board will have a Special Exception hearing for Dunkin Donuts in the former bank building on Market and Jackson Run Rd.

COMMUNICATIONS:

None.

OTHER BUSINESS:

None.

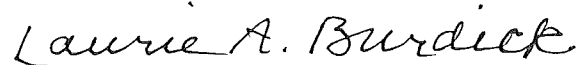
ADJOURNMENT:

Meeting unanimously adjourned at 6:47 p.m. with a motion by Gary Olson and a second by Andy Brooks. Motion carried.

NEXT MEETING:

Tuesday, January 3, 2023 @ 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
Department Secretary
Warren County Planning & Zoning
204 Fourth Avenue
Warren, PA 16365
814-728-3512
814-728-3517 (fax)

