

MINUTES
WARREN COUNTY PLANNING COMMISSION
Warren County Courthouse
Jackson Court Room, 2nd Floor
November 7, 2023
5:30 P.M.

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

ROLL CALL:

Members Present: Andy Brooks, Jacob Pangborn, Paul Pascuzzi, Sheryl Vanco, Gary Wareham, Jeffrey Zariczny

Members Absent: Gary Olson, Brian Jennings

Staff Present: Laurie Burdick, Michael Lyon

Guests Present: Josh Cotton (Times Observer)

APPROVAL OF MINUTES:

The Minutes of October 3, 2023 were approved unanimously with a motion by Gary Wareham and a second by Andy Brooks. Motion carried.

NEW BUSINESS:

1. City of Warren – Subdivision Application for Bill & Debbie Haskins – Monroe Street, Warren, PA - Tax Parcel #WN-573-2525 & 2527

Michael Lyon presented this item to the Planning Commission. He said it is a smaller parcel that was previously broken into two parcels. The new owner wants to build a house that would be over the property line, so the owner wants to combine the two lots into one parcel via a subdivision. Sheryl Vanco made a motion, with a second by Andy Brooks, to recommend subdivision approval by the City of Warren. A vote was taken and all were in favor; motion carried.

2. City of Warren - Application for change in zoning – Whirley Industries, Inc. – 414 Laurel St., Warren, PA – Tax Parcel #WN-575-453100 – from R-2 Residential Medium Density to M-1 Manufacturing and Industrial – to allow for the construction of an employee parking lot

Michael Lyon presented this item to the Planning Commission and stated that this is a request for a change in zoning. It is a parcel that is adjacent to the Whirley Manufacturing facility. It is currently zoned "R2", and they want to change the zoning to "M1" Manufacturing and Industrial, and their intentions are to make it into a parking lot for their facility. Paul Pascuzzi stated that he talked to a representative from Whirley today and they hope to put parking spaces on that side of Fourth Avenue since many of the employees park on the Street or on the other side of the street closer to St. Joes, which creates a hazard for their employees. Jeff Zariczny made a motion, with a

second by Gary Wareham, to recommend approving the change in zoning by the City of Warren. A vote was taken and all were in favor; motion carried.

3. City of Warren – Subdivision Application for Superior Tire & Rubber Corporation – 341 Harmar St., Warren, PA – Tax Parcel #WN-577-5600

Michael Lyon presented this item to the Commission. This subdivision proposal is to sever 2.5908 acres of property from Clopp & Hoisington, LLC to sell to Superior Tire. Jacob Pangborn made a motion, with a second by Gary Wareham, to recommend approval of this subdivision by the City of Warren. A vote was taken and all were in favor; motion carried.

4. Blighted Property Review Committee

- A. (#89) - 2016 Jackson Ave., Glade Township – Parcel #WN-583-2574 – owned by BSRE Holdings

Paul Pascuzzi presented this item to the Commission. One photograph was presented of the property. Mr. Pascuzzi read aloud two emails sent by Jonathan Leventry, Realtor, and Jeff Mohler, respectively, to Dan Glotz on October 11th. They were given an opportunity to appeal the blighted condition but did not do so and sent emails to Dan Glotz concerning the status of the property. Andy Brooks made a motion, with a second by Jeff Zariczny, to move this item onto the Redevelopment Authority. A vote was taken and all were in favor; motion carried.

UNFINISHED BUSINESS:

None.

SUBDIVISIONS RECENTLY APPROVED:

No questions on the recent subdivisions.

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| Bradley, Scott M. & Michelle A. | Deerfield | 10/3/2023 | TD-002-8348 |
| Damico, Lori L. | Columbus | 10/18/2023 | CY-6-1473 |
| Johnson, Milton K. (Riverfront Project) | Brokenstraw | 10/18/2023 | YV-929-289 |
| Caledonia Land Company & Reedy, Kathy J. | Elk | 10/18/2023 | WN-3-51965/5636 |
| Melnik, James (The Braun Subdivision) | Watson | 10/25/2023 | TD-003-1530 |
| Warren Electric Cooperative | Pittsfield | 10/25/2023 | YV-587-5990/8310 |

PLANNING DIRECTOR'S REPORT:

Dan Glotz was absent from the meeting, so there was no Planning Director's Report.

DEPUTY PLANNING DIRECTOR/ZONING OFFICER'S REPORT:

Michael Lyon gave a report on Dunkin Donuts and Starbucks. There has been some activity at the Dunkin Donuts location, and Starbucks has recently made some alterations to their building plans, but the deed still has not transferred to Starbucks.

COMMUNICATIONS:

Nothing to report.

OTHER BUSINESS:

There is currently one vacancy on the Commission, with a second vacancy to take place at the end of this year.

ADJOURNMENT:

Meeting unanimously adjourned at 5:52 p.m. by motion of Jeff Zariczny and second by Andy Brooks. Motion carried.

NEXT MEETING:

Tuesday, December 5, 2023 @ 5:30 p.m. in the Commissioners' Conference Room, 1st Floor, Warren County Courthouse.

Respectfully submitted,

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)