

**MINUTES**  
**WARREN COUNTY PLANNING COMMISSION**  
**Warren County Courthouse**  
**Commissioners' Conference Room**  
**February 6, 2024**  
**5:30 P.M.**

The regular meeting of the Warren County Planning Commission was called to order by Chair Paul Pascuzzi.

**ROLL CALL:**

Members Present: Thomas Brown, Brian Jennings, Jacob Pangborn, Paul Pascuzzi, Gary Wareham

Members Absent: Leslie Bailey, Andy Brooks, Sheryl Vanco, Jeffrey Zariczny

Staff Present: Michael Lyon, Laurie Burdick

Guests Present: Josh Cotton (WTO), Emily Sweitzer, Justin Sweitzer, Ryan Rzucidlo (phone-in)

**REORGANIZATION**

Paul Pascuzzi called for nominations for Chair, Vice-Chair, and 2<sup>nd</sup> Vice-Chair. Gary Wareham made a motion to nominate Paul Pascuzzi as Chair, Tom Brown made a motion to nominate Jeff Zariczny as V-Chair, and Gary Wareham made a motion to appoint Jacob Pangborn as 2<sup>nd</sup> V-Chair. A vote was taken and all were in favor; motion carried.

**APPROVAL OF MINUTES:**

The Minutes of December 5, 2023 were approved unanimously with a motion by Gary Wareham and second by Brian Jennings. Motion carried.

**NEW BUSINESS:**

1. Discussion on possibility of modifying the agricultural setbacks for goats (Section 401.34) – Emily Sweitzer – Tidioute Borough

Justin and Emily Sweitzer were in attendance. Michael Lyon stated that they are residents of Tidioute Borough, and their property is zoned R-1 Residential. In late November, they were issued a zoning violation for housing goats, which is a violation of Section 401.34 of the Zoning Ordinance, which requires a 150-foot setback for any pen, barn, or housing livestock or farm animals. He has spoken with Ms. Sweitzer on a few occasions and gave her the option to approach the Planning Commission about amending the setback or creating an ordinance similar to backyard chickens. Ms. Sweitzer presented information to the Commission about their property and gave her reasons why they would request a change of setbacks. She stated that the brand of goats that they decided on are Nigerian work goats and said they are better companions than dogs. They do not plan to use them for any type of income.

The goats are strictly to help them with their day-to-day lives, given the fact that their son was tragically killed in 2019. She provided a copy of a letter given to her by her psychiatrist indicating why it is medically necessary for her to continue taking care of the goats. Michael Lyon explained that their property is not large enough for them to be able to meet the 150-foot setback. He also explained a Special Exception. He also explained that they don't meet the legal criteria for a Variance. Mr. Pascuzzi stated that they are interested in hearing what other municipalities are doing to allow goats in their municipalities. He further explained that an ordinance is a law. His recommendation is that they do research and bring forward a little bit more information on whether these types of goats are allowed in the City of Warren, Youngsville Borough or other municipalities in Warren County or anywhere in the Commonwealth. He suggested that Ms. Sweitzer provide any information that she has to Mr. Lyon, and he further stated that we all have to work together to pull this off. Mr. Pascuzzi also asked Mr. Lyon to determine what the property zoning is for the lots surrounding the Sweitzer's property. Following a discussion, Jake Pangborn made a motion, with a second by Brian Jennings, to table this item to possibly modify the setbacks for Section 401.34. A vote was taken and all were in favor; motion carried.

2. New Communication Tower in Farmington Township – 1911 Cemetery Road – The Crossroads

Ryan Rzucidlo from the Crossroads Group phoned in. Michael Lyon stated that cell towers are considered a major land development in the Subdivision and Land Development Ordinance, so it has to be approved by the Planning Commission. Everything is in place, and they have met all the criteria except for engineering specifications for the tower. The Crossroads Group had asked if they could get a conditional approval from the Planning Commission. Mr. Rzucidlo explained that the current tower is at the end of its life and will need to be replaced within the next couple of years. He said the new tower structure is still under design. Following a conversation with Ryan Rzucidlo and a discussion by the Commission, Thomas Brown made a motion, with a second by Brian Jennings, to table this item until the engineering specifications for the tower have been received and the application is complete. A vote was taken and all were in favor; motion carried.

**UNFINISHED BUSINESS:**

None.

**SUBDIVISIONS RECENTLY APPROVED:**

No questions on the recent subdivisions.

Robin Lee Copley	Sheffield	12/3/2023	SH-3-4971/49877
Family Greenwoods, LP	Sheffield	12/3/2023	SH-3-9848/397-5486
Christie, Thomas E. & Lisa A.	Glade	12/14/2023	WN-5-541410/5411
The Jilk Subdivision	Glade	12/14/2023	WN-5-9974/833-4284/833-4295

**PLANNING DIRECTOR'S REPORT:**

Michael Lyon reported that Dunkin Donuts is moving along. He also reported that he had a discussion with Starbucks this week, and they had to make some modifications to their subdivision and had to update their parcel that they will be purchasing from Walmart. He also reported that a new Zoning Officer has been hired, and he will start on Monday.

**ZONING OFFICER'S REPORT:**

Nothing to report.

**COMMUNICATIONS:**

Nothing to report.

**OTHER BUSINESS:**

None.

**ADJOURNMENT:**

Meeting unanimously adjourned at 6:14 p.m. by motion of Gary Wareham and second by Brian Jennings. Motion carried.

**NEXT MEETING:**

Tuesday, March 5, 2024 @ 5:30 p.m. in the Commissioners' Conference Room, 1<sup>st</sup> Floor, Warren County Courthouse.

Respectfully submitted,



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