

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

The regular meeting of the Warren County Planning Commission was called to order by 1st Vice Chair Jeff Zariczny.

ROLL CALL:

Members Present: Leslie Bailey, Andy Brooks, Brian Jennings, Jacob Pangborn, Paul Pascuzzi, Jeffrey Zariczny

Members Absent: Thomas Brown, Sheryl Vanco, Gary Wareham

Staff Present: Michael Lyon, Laurie Burdick, Ben Mahaffey

Guests Present: Josh Cotton (WTO), Emily Sweitzer, Justin Sweitzer

APPROVAL OF MINUTES:

The Minutes of February 6, 2024 were approved unanimously with a motion by Jake Pangborn and second by Brian Jennings. Motion carried.

NEW BUSINESS:

1. Blighted Property Review Committee

A. (#90) – Second St., Sheffield Township – Parcel #SH-356-572500 – owned by James Martin Richwalsky

Paul Pascuzzi explained the blighted conditions of the property and shared photographs from the file. Jeff Zariczny made a motion, with a second by Andy Brooks, to forward this item onto the RDA. A vote was taken and all were in favor; motion carried.

2. Planning Commission Review of Comp Plan Amendment

Michael Lyon handed out a proposed page to add to the Comp Plan and explained that we were approached by citizens who were upset over the large land transfer to the Fish and Game Commission in Spring Creek, so they asked the County Commissioners to explore adding something to our Comp Plan to encourage protection of the erosion of the tax base. Research was done and they have been working with Mackin Engineers, who was the consultant for the original Comp Plan. The County should adopt a policy of "no-net loss" of private property, but the challenge is that they don't have control over the sale of private property. Andy Brooks made a motion, with a second by Jake Pangborn, to make a recommendation to the Commissioners

to add this amendment to the County Comp Plan. A vote was taken and all were in favor. Motion carried.

UNFINISHED BUSINESS:

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

Michael Lyon referred to emails that took place between him and the Planning Commission members and said he polled the 13 municipalities covered by the Zoning Ordinance, and some of them didn't respond, but many of them don't want changes made to the 150-foot setback and some of them are open to creating a new ordinance that would be similar to the back-yard chickens ordinance but not exactly the same. He gave them information regarding setbacks for other municipalities. He also discussed an application for Emotional Support Animals and said he is working with the County Solicitor who is doing research on the laws of federal, state, and local and said it is very complex, so the Solicitor's recommendation is that this item be tabled for another month so he has time to do further research. A lengthy discussion took place among the Commission members. Emily Sweitzer then gave a presentation and handed out a print-out to the Planning Commission and discussed the term "livestock." Jeff Zariczny made a motion, with a second by Andy Brooks, to table this item. A vote was taken and all were in favor; motion carried.

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

Michael Lyon reported that this item can be taken off of the Agenda because they are not looking to build a new tower at this location; they are looking for a new site.

SUBDIVISIONS RECENTLY APPROVED:

No questions on the recent subdivisions.

LaVigne, Danny & Susette	Sugar Grove Twp.	1/26/2024	YV-3-7515/7514
Hefright, Craig W. & Jennifer D.	Pine Grove	2/15/2024	WN-002-58719
Benson Family 2022 Irrevocable Trust	Pine Grove	2/15/2024	WN-005-214
Gray, Daniel C. & Ginny L.	Pine Grove	2/15/2024	WN-2-5623/5398
Weigert, Denise & Rich	Columbus	2/23/2024	CY-6-1223/12579
Wengerd, Atlee J. & Ada J.	Columbus	2/23/2024	CY-3-8588

PLANNING DIRECTOR'S REPORT:

Michael Lyon reported that Planning and Zoning staff are working on finalizing the Annual Report, and it will be available for presentation next month. The Dollar General store in Limestone has all of their permits, so that project will be moving along. He stated that Ben Mahaffey is the new Zoning Officer and has been in that position for approximately 3 weeks. Starbucks is delayed again and are working out their subdivision with Walmart. Dunkin Donuts is scheduled to open in April.

ZONING OFFICER'S REPORT:

Ben Mahaffey reported that he has been training with Michael. He has found that going through the permit application process has been interesting, they have made site visits, and he sees that we are here to help people and not put up stone walls.

COMMUNICATIONS:

Nothing to report.

OTHER BUSINESS:

Jeff Zariczny asked if protocols could be put into place for future setbacks that are not complied to at the time of application for a permit. A discussion took place and will continue next month. Mr. Pascuzzi asked Mr. Lyon to find out what the City of Warren does in this regard.

ADJOURNMENT:

Meeting unanimously adjourned at 6:30 p.m. by motion of Jeff Zariczny and second by Andy Brooks. Motion carried.

NEXT MEETING:

Tuesday, April 2, 2024 @ 5:30 p.m. in the Commissioners' Conference Room, 1st Floor, Warren County Courthouse.

Respectfully submitted,



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