

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

The regular meeting of the Warren County Planning Commission was called to order by 1<sup>st</sup> Vice-Chair Jeffrey Zariczny.

**ROLL CALL:**

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

Members Absent: Thomas Brown, Sheryl Vanco

Staff Present: Michael Lyon, Planning Director; Laurie Burdick, Department Secretary; Ben Mahaffey, Zoning Officer

Guests Present: Ricky Ristau II, Rick Ristau, J. Alex Lictus (Lictus Keystone, Inc.), Brian Hagberg (Your Daily Local), Josh Cotton (Warren Times Observer)

**APPROVAL OF MINUTES:**

The Minutes of July 2, 2024 were approved unanimously with a motion by Gary Wareham and second by Andy Brooks. Motion carried.

**NEW BUSINESS:**

1. Rezoning Request – Ricky Ristau – 84 McKinley Avenue (former Pleasant Township Elementary School) – Pleasant Township - Parcel #WN-733-820000 - "R1" (Residential) to "ACR" (Agriculture, Conservation, Recreation)

Ben Mahaffey presented this item to the Planning Commission and introduced Ricky Ristau and Rick Ristau. This request is to accommodate a desired use for the former Pleasant Township Elementary School, which is currently zoned R1. R1 is very restrictive in its uses. The Ristaus have gone through the application process and are requesting a change in zoning from R1 to ACR. A large portion of the property was zoned R1 in 1965. There are several adjacent property owners that would also like to participate in the rezoning from R1 to ACR. Mr. Mahaffey discussed the opportunities ACR would give them, and the Ristaus are interested in the warehouse option. Mr. Mahaffey and Mr. Lyon attended a previous Pleasant Township public meeting, along with the Ristaus, to present this proposal to the supervisors. Following a discussion, Jeffrey Zariczny made a motion, with a second by Jake Pangborn, to recommend rezoning of these

properties from R1 to ACR to the Warren County Commissioners. A vote was taken and all were in favor; motion carried.

2. Updating Ordinance #41 – Route 62 – Pine Grove Twp. – Lictus Keystone – Parcels WN-002-5475, WN-002-4669, WN-002-4933, and WN-002-4693 – modification of “PD” Planned Development uses to follow “B” Business and Retail Propane Sales, Service & Storage

Michael Lyon explained that they are interested in updating Ordinance #41 & #213. He said the developer can determine what the uses are at the time of development. The property was first zoned PD in 1971 for a barbershop and a sports store by Ordinance #41 and was revised in 1997 for a race track, but the race track never came to fruition. Ordinance #213 was approved April 2007 when WGH purchased another parcel for a total of 4 parcels. Very restrictive uses were put on the property and only four medical uses could be developed on that property, i.e., medical campus, assisted living center, educational center, and senior independent living. This project was abandoned in 2008/2009 when the economy plunged. The property remained vacant until now because of the restrictions. They are currently looking to update the two ordinances to follow Business “B” and add retail propane sales, service, and storage. Because they are making a revision to the Planned Development designation for these parcels, the Planning Commission can approve the amendment to revise that Planned Development to allow those uses and it doesn’t require the County Commissioners’ approval. Following a discussion, Andy Brooks made a motion, with a second by Jeffrey Zariczny, to approve the revisions to the Ordinances with the condition that the County Commissioners review it. 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 reported that the County Solicitor is having discussions with solicitors from some of the municipalities.

2. Setback Review from March meeting

Michael Lyon reported that this is still pending.

#### **SUBDIVISIONS RECENTLY APPROVED:**

No questions on the recent subdivisions.

Spencer, Robert N. & Nizzi, Daniel A.	Farmington	7/16/2024	WN-001-727500/727450
McMillen, Dale L.	Farmington	7/16/2024	YV-3-9597
Reynolds, III, Daniel, Tellinghuisen, Scott & Brown, Dennis	Columbus	7/16/2024	YV-4-111400
Beardsley, Suanne	Sugar Grove Twp.	7/16/2024	YV-6-1242/12251/1241
Allen, Gary R. & Patricia L.	Farmington	7/16/2024	WN-001-9512

### **PLANNING DIRECTOR'S REPORT:**

Michael Lyon reported that they are receiving more calls about solar farms and wind farms. They are in discussion about solar farms in a couple different municipalities. He started research to create a wind and alternative energy ordinance. The technology for wind mills has changed now so they can catch the wind from Lake Erie. Mr. Lyon also reported that Starbucks is coming along and construction has begun on Dollar General in Limestone Township. Since the grant administrator position is vacant, the County is presently working in the interim with a contractor for the CDBG program.

### **ZONING OFFICER'S REPORT:**

Ben Mahaffey reported that in July, he issued 25 zoning permits with 9 pending. 130 zoning permits have been issued to date, compared to last year's 140. He has 14 pending violations he will be working on. He has completed flood plain training and Zoning Officer 101 training, and has also been working with Warren County Conservation District on a 3 to 5-acre parcel that is being bulldozed, and permits are being issued by the Warren County Conservation District.

### **COMMUNICATIONS:**

Nothing to report.

### **OTHER BUSINESS:**

None.

### **ADJOURNMENT:**

Meeting unanimously adjourned at 6:24 p.m. by motion of Jeffrey Zariczny and second by Andy Brooks. Motion carried.

### **NEXT MEETING:**

Tuesday, September 3, 2024 @ 5:30 p.m. in the Commissioners' Conference Room, 1<sup>st</sup> Floor, Warren County Courthouse.

Respectfully submitted,



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