

**Lawrence County Planning Commission  
Regular Meeting Minutes  
Shenango Township Municipal Building  
November 8, 2023  
12:00 PM**

The regular meeting of the Lawrence County Planning Commission was held at the Shenango Township Municipal Building at 12:00 PM on November 8th, 2023.

**Attendance**

**Planning Commission**

**Board:** Larry Lambo, Chairman  
Mary Burris, Secretary  
Everett Bleakney  
Dave Hammond  
Cindy Morabito  
Hygeia Moss-Eggleston  
Linda Nitch

**Staff:** Amy McKinney, Director of Planning  
Allen Miller, Deputy Director of Planning  
Rebecca Shaffer, Deputy Director of Community Development  
Mary Glass, Office Manager

**Guests:** Brian Burick, County Commissioner  
Russ Schlaegle, Mosites Development  
Anthony Malanos, Mosites Development  
David Noss, RSH Architects  
Mike Tomasovich, Gateway Engineers, Inc  
Amy Kunselman, Lawrence County Builders & Board of Realtors  
Al Burick, Shenango Township  
Ben Bush, Forward Lawrence

**Call to Order**

The regular meeting of the Lawrence County Planning Commission was called to order at 12:04 PM by Larry Lambo.

**Additions/Deletion to Agenda**

There were no additions or deletions made to the agenda.

**Public Comments**

**Mike Tomasovich, Gateway Engineers Inc** – Addressed the Board regarding the Chipotle land development. He reviewed the details of the plan and answered questions as asked. The Chipotle will be located on the site of the previous King’s restaurant. The existing structure will be demolished. The new structure will be smaller and have less impervious area. They are working with the Township on

stormwater issues. The entrances to the property will remain the same and there will be ADA accessible parking as well as digital order spaces and a digital order pick up window.

**Al Burick, Shenango Township** – Mr. Burick spoke about the results of the election regarding the merger of South New Castle Borough to Shenango Township. He states this will be a two-year process with the Boro and Township merging in 2026. He also gave an update on the progress at Shenango Commons and plans for an inclusive playground at the park.

### Regular Agenda

1. **Approval of Minutes:** Linda Nitch moved, seconded by Cindy Morabito to approve the minutes from the October 11<sup>th</sup>, 2023, meeting. Motion carried, 7-0.
2. **Staff Report:**
  - **Comprehensive Plan/Greenways Plans:** DCNR C2P2 Quaker Falls – Phase 2 project. We are working on the timeline, site drawings and bid documents. Mandatory Pre-Bid meeting was held October 31st. Bids are due November 13<sup>th</sup>. Our office will be performing inspections of all county parks and boat launches. Coordination of maintenance at county parks, trails and Stavich Bike Trail. Working with Delta Development on TASA Application to SPC and PennDOT. Working with Delta Development on Local Share Account application for Stavich Bike Trail. Working with WPC on grant application for boat launches.
  - **CDBG:** General administrative duties. FY2023 application was submitted at the end of October. Amendment for CDBG-CV was approved.
  - **ARPA:** General Administrative Duties. Quarterly report was submitted at the end October. Meeting with Auditors to review program.
  - **SPC:** Attended TTC meetings. Planning Directors Meeting. TIP Work groups have started and will be held monthly. Participating in the SPC Regional Climate Pollution Reduction Plan RFP Consultant Section Committee.
  - **RALC:** Administering the Side Yard Program and Countywide Housing and Blight Remediation Program. Working on a Countywide Façade Improvement program and Ellwood City Façade Program. Working with City of New Castle and RAR Engineering on First Merit demolition. Preparing to submit application to PHFA to continue the Countywide Housing and Blight Remediation program.
  - **Link-Up Lawrence:** Reviewing Draft document and preparing for adoption. Final steering committee meeting was held. Adoption of the plan is set for the end of November.
  - **Municipal Assistance:** Assisting local municipalities and organizations. Working with Union Township and PennDOT on Revitalization project. Solar workshop was held on November 1st in Ellwood City
3. **Commissioner's Comments:**
  - Brian Burick gave a brief recap of the election results. He stated that the 2024 budget will be introduced on November 30, 2023 and that it would be on display for 30 days before being adopted.
4. **Old Business:** None
5. **New Business:** None

**Action Agenda:**

**Subdivision and Land Developments:** Two land developments were presented to the Board for review:

**CHIPOTLE – Union Township:** Allen Miller reviewed the County Comments on the plan. Dave Hammond moved that the Township take the County comments presented into consideration before approval. Mary Burris seconded.  
Motion carried 7-0

**WILSON LUMBER – Neshannock Township:** Allen Miller reviewed the County Comments on the plan. Mary Burris moved that the Township take the County comments presented into consideration before approval. Dave Hammond seconded.  
Motion carried 7-0

**Zoning and Municipal Reviews:**

|                       |   |
|-----------------------|---|
| Wilmington Township – | Zoning amendment for Bed & Breakfast signs.   |
| Wilmington Township – | Rezoning along PA 18 – 1-2 Industrial-Residential Transition and C Commercial Districts |

**Act 14 Notifications:**

Five were reviewed since the October 11, 2023, meeting.

**Adjournment:** Meeting adjourned at 12:49 PM

The next meeting will be held on Wednesday, December 13<sup>th</sup>, 2023, at 12:00 PM at The Crane Room, located at 3009 Wilmington Road, New Castle, PA.