

**Lawrence County Planning Commission
Regular Meeting Minutes
Union Township Municipal Building
November 13, 2024
12:00 PM**

The regular meeting of the Lawrence County Planning Commission was held at the Union Township Municipal Building at 12:00 PM on November 13th, 2024.

Attendance

Planning Commission

Board:

Larry Lambo, Chairman
Karolee Loughhead, Vice Chairperson
Mary Burris, Secretary
Everett Bleakney
Dave Hammond
Cindy Morabito

Staff:

Amy McKinney, Director of Planning
Allen Miller, Deputy Director of Planning
Rebecca Shaffer, Deputy Director of Community Development
Mary Glass, Office Manager/CDBG Administrator

Guests:

Dan Vogler, County Commissioner
Dan Kennedy, County Commissioner
Chris Sainato, County Commissioner
Debbie Wachter, New Castle News
Ron Rizzo, R.A.R. Engineering Group Inc
Amy Kunselman, LC Builders Assoc. & LC Board of Realtors
Ryan Long, Rev Renewables
Eric Crawford, Rev Renewables
Garrett Saunders, Rev Renewables

Call to Order

The regular meeting of the Lawrence County Planning Commission was called to order at 12:03 PM by Larry Lambo.

Public Comments:

Garrett Saunders – Rev Renewables addressed the board regarding the Green Meadows Solar Project located in Washington Township. He states this is a 40-Megawatt AC Solar Project on about 325 acres. The properties it will be setting on are either reclaimed strip mines or the former Green Meadows golf course. They are hoping to go into construction in early 2025 with the project coming online in the first half of 2026. He states this is approximately an \$8,000,000.00 investment in Washington Township and that about half of the output is already under contract with local Pennsylvania entities.

Regular Agenda

1. **Approval of Minutes:** Everett Bleakney moved, seconded by Cindy Morabito to approve the minutes from the September 11th, 2024, meeting. Motion carried, 6-0.

2. **Staff Report:**

- **Comprehensive Plan/Greenways Plans:** DCNR C2P2 Quaker Falls – DCNR conducted our Final Site Inspection on October 30th. Once we have our final report, we can continue to close the grant. Our office will be performing inspections of all county parks and boat launches. We will be overseeing the upgrade and enhancements of all five (5) boat launches thanks to WPC (Western Pennsylvania Conservancy) this spring/summer season. Beyond Corp. and North Beaver Contracting, LLC. have completed the work promptly and efficiently. Rebecca and Mary attended a PRPS workshop on community parks and programs last month in Oil City. Will be applying to DCED to begin work on the update of our 2016 Comprehensive Plan. Received an LSA award for Stavich bike trail rehabilitation. Will be submitting another LSA application on November 30th.
- **CDBG:** General administrative duties. FY2023 contract was received in July. FY2024 application was submitted by November 1, 2024. Held 1st and 2nd Public Hearing for FY2024 Application. FY2022 Ellwood City – ADA Curb Ramp Project: held mandatory pre-bid meeting on November 4th. Bids are due November 18th and will be opened on November 19th. This project will provide access to twelve (19) non-conforming curb ramps in the borough.
- **ARPA:** General Administrative Duties. As of May 7th, the Restricted funds have all been allocated. Quarterly report was submitted at the end of October.
- **SPC:** Attended TTC meetings. Planning Directors Meeting. Attended the SPC Climate Pollution Reduction Grant Action Committee meetings. Regional initiative to submit a BEAD application for Broadband expansion
- **NORTHWEST:** Attended the NW Planners Meeting. Discussion with the NW for a regional initiative to submit a BEAD application for Broadband expansion. Weekly calls with the Core Connect Committee have been happening ever since.
- **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 on an application to PHFA for Countywide Blight Remediation Program
- **GENERAL:** Ellwood City Façade Program. CPDAP meeting. APA-PA Board Meetings. APA-PA Legislative meeting. Rebecca and Amy attended the APA-PA Conference in Erie.

3. **Commissioner's Comments:**

Dan Vogler- A state grant of \$13,400 has been awarded to the County which will be used to create a master site plan to honor veterans. Mr. Vogler recognized former County Commissioner, Thomas Shumaker, for his vision to create a park on the triangular piece of property located in front of the Lawrence County Government Center. Also, Mr. Vogler stated that the 2024 election went smoothly and gave credit to the Voter/Elections Services Office, and all of the men and women who worked at the 75 precincts.

Dan Kennedy commented on the Phase II improvements at Quaker Falls, stating that the work that has been done is amazing. He commented that the staircase to the bottom of the falls is perhaps the nicest in the area.

Chris Sianato complimented everyone for their hard work on the 2024 election. He stated he was also very impressed with the work at Quaker Falls and hopes that funding will become available for walking trails at the park. He also stated that he had participated in the County bridge tour recently and that all 27 bridges are in good shape.

4. **Forward Lawrence:** No update
5. **Old Business:** None
6. **New Business:** Larry Lambo, Everett Bleakney and Cindy Morabito were selected as the nominating committee for the election of officers to start in January 2025.

Action Agenda:

Subdivision and Land Developments: One land development was presented to the Board for review:

GREEN MEADOWS SOLAR PROJECT – Washington Township: Allen Miller reviewed the County Comments on the plan. Everett Bleakney moved that the board make conditional approval contingent upon the satisfaction of the County comments review of the plan. Mary Burris seconded.

Motion carried 6-0.

Zoning and Municipal Reviews:

- **Neshannock Township** – Zoning Ordinance Text Amendments
- **City of New Castle** – Solar Energy Systems Zoning Amendment

Act 14 Notifications:

10 Reviews since the September 11th, 2024, meeting.

Adjournment:

Mary Burris moved, seconded by Dave Hammond, to adjourn the meeting at 12:27 PM.

The next meeting will be held on Wednesday, December 11th, 2024, at 12:00 PM at Ryders Restaurant located at 936 PA-18, New Wilmington, PA.