

**Lawrence County Planning Commission
Regular Meeting Minutes
Wilmington Township Municipal Building
September 13, 2023
12:00 PM**

The regular meeting of the Lawrence County Planning Commission was held at the Wilmington Township Municipal Building at 12:00 PM on September 13, 2023.

Attendance

Planning Commission

Board:

Larry Lambo, Chairman
Karolee Loughhead, Vice Chairperson
Everett Bleakney
James Blundo (arrived late)
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

Guests:

Bill Dean, Hickory Township Supervisor
Lisa Schlemmer, Hickory Township Secretary
Amy Kunselman, Lawrence County Builders & Board of Realtors
Jen Bush, District Director Representative Marla Brown's office
Ben Bush, Forward Lawrence
Joshua Brenize, HRG Engineering
Ricky Trinidad, Metrovitalization
Gary Johnson, Metrovitalization
Michael Mansour, Metrovitalization

Call to Order

The regular meeting of the Lawrence County Planning Commission was called to order at 12:00 PM by Larry Lambo.

Additions/Deletion to Agenda

There were no additions or deletions made to the agenda.

Public Comments

Ricky Trinidad (Metrovitalization) – Address the Board regarding the Kingdom Place land development stating that the plan had been submitted to Hickory Township in June of this year. He

gave an overview of the plan, discussed the types of homes to be constructed, price range, size of lots, utilities and stormwater management.

Joshua Brenize (HRG Engineering) – Addressed the Board regarding the Kingdon Place land development site plan elevations and stormwater management.

Regular Agenda

1. Approval of Minutes: Everett Bleakney moved, seconded by Dave Hammond to approve the minutes from the August 9th, 2023, meeting. Motion carried, 6-0.

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. 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.
- CDBG: General administrative duties. Preparing FY2023 application that is due on October 27th. The second public hearing is scheduled for September 26th at 8:00 a.m. in the Commissioners meeting room. Preparing monitoring documents that are due on September 15th.
- ARPA: General Administrative Duties. The quarterly report will be due at the end of October.
- SPC: Attended TTC meetings. Planning Directors Meeting. TIP Work groups have started and will be held monthly, attending meeting on September 14th. HPMS field work.
- 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. Submitted PHARE reporting for RALC and County. Preparing to submit application to PHFA to continue the Countywide Housing and Blight Remediation program.
- Link-Up Lawrence: Feasibility study for the expansion of broadband in the County. Bi-weekly check in with Consultant. The draft plan will be complete in October with possible adoption by the County Commissioners at the end of November. Attended Forward Lawrence Board meeting and presented information to their board.
- PennDOT: Meeting with PennDOT officials to discuss County's Liquid Fuel program.
- Municipal Assistance: Assisting local municipalities and organizations. Working with Union Township and PennDOT on Revitalization project. Meeting with New Castle Library to discuss possible funding streams.

3. Commissioner's Comments: None

4. Old Business: None

5. **New Business:** We are planning a municipal training event in Ellwood City on November 1st with Beaver County and the Pennsylvania State Association of Township Supervisors. The training will focus on Solar Trends and Solar Ordinance Development.

Action Agenda:

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

ELLWOOD SPECIALTY STEEL - Wilmington Township: Allen Miller reviewed the County Comments on the plan. Everett Bleakney moved that the Township take the County comments presented into consideration before approval. Cindy Morabito seconded. Motion carried 7-0

WILMINGTON MINI STORAGE – Wilmington Township: : Allen Miller reviewed the County Comments on the plan. Everett Bleakney moved that the Township take the County comments presented into consideration before approval. Cindy Morabito seconded. Motion carried 7-0

KINGDOM PLACE – Hickory 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. Cindy Morabito seconded. Motion carried 7-0

NEW CASTLE AREA SCHOOL DISTRICT – City of New Castle: Allen Miller reviewed the County Comments on the plan. Larry Lambo moved that the Township take the County comments presented into consideration before approval. Karolee Loughhead seconded. Motion carried 6-1 with Larry Lambo abstaining. Mr. Lambo sites safety concerns about the proposed development being in close proximity to the AT&T Mobility cell tower.

Zoning and Municipal Reviews:

Pulaski Township – Horse/Pony Stables

Act 14 Notifications:

Eight were reviewed since the August 9th, 2023, meeting.

The next meeting will be held on Wednesday, October 11th, 2023, at 12:00 PM at the Washington Township Municipal Building located at 1413 George Washington Road, Volant, PA.

Adjournment: Meeting adjourned at 12:56 p.m.