

**Lawrence County Planning Commission
Regular Meeting Minutes
New Beaver Borough Municipal Building
September 11, 2024
12:00 PM**

The regular meeting of the Lawrence County Planning Commission was held at the New Beaver Borough Municipal Building at 12:00 PM on September 11th, 2024.

Attendance

Planning Commission

Board:

Karolee Loughhead, Vice Chairperson
Mary Burris, (Secretary)
Everett Bleakney
Ben Bush (Alternate) Arrived 12:07 PM
Cindy Morabito
Hygeia Moss-Eggleston (Alternate)
Frank Telesz

Staff:

Amy McKinney, Director of Planning
Allen Miller, Deputy Director of Planning
Rebecca Shaffer, Deputy Director of Community Development
Alexander Riccardi, GIS Planner

Guests:

Dan Kennedy, County Commissioner
Chris Sainato, County Commissioner
Leslie Bucci, Neshannock Township
David Badger, New Beaver Borough
Jess Barthers, RLC
Lynn DeLorenzo, Targuin Core
Michael Fagan, Olsavsky Jaminet Architects, Inc.
Tracie Kaglic, Olsavsky Jaminet Architects, Inc.
Justin Knapik, Knapik Engineering, LLC
Alex Kyyasliko, Steelite
Rob Price, Steelite International
Samantha Wills, Al Neyer
Patrick Young, Steelite International

Call to Order

The regular meeting of the Lawrence County Planning Commission was called to order at 12:05 PM by Karolee Loughhead.

Additions/Deletion to Agenda

There were no additions or deletions made to the agenda.

Public Comments:

Michael Fagan - Olsavsky Jaminet Architects, Inc. addressed the board regarding the Steelite International project. His team members introduced themselves stating their involvement with the project. Mr. Fagan stated that Steelite International has been experiencing tremendous growth in this area in the past 15-20 years. He presented renderings of the first phase of the project which will include a 325,000 square foot development. Phase two will be another 270,000 square feet. They are looking to start construction by the end of 2024 and move into occupancy by late 2025. They are currently seeking bids on all aspects of the work with a focus on local companies.

Leslie Bucci - Neshannock Township stated in regard to the realignment of Kings Chapel Road, that The Gateway Engineers have applied for a Highway Occupancy Permit and are currently waiting for approval. By realigning, they are attempting to keep the road above the floodplain and avoid having to shut it down every year. As Kings Chapel Road currently provides access to the boat launch, the plan would be to keep it open by creating a cul-de-sac.

Regular Agenda

1. **Approval of Minutes:** Everett Bleakney moved, seconded by Frank Telesz to approve the minutes from the June 12th, 2024, meeting. Motion carried, 5-0.
2. **Staff Report:**
 - **Comprehensive Plan/Greenways Plans:** DCNR C2P2 Quaker Falls – The project consists of a picnic pavilion, two (2) observation decks, stairway (steps) with railing providing access to the lower falls with a viewing platform. The project is progressing smoothly with the final items almost complete. 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. The commissioners meeting approved the contracts for both Beyond Corp. and North Beaver Contracting, LLC. to commence the work on the boat launches. Attended the Greenways Trail Summit.
 - **CDBG:** General administrative duties. FY2023 contract was received in July. FY2024 application is to be submitted by November 1, 2024. Held 1st Public Hearing for FY2024 Application. Working with Commissioners and the OBOs to put together activities that meet the national objectives. FY2022 Ellwood City – ADA Curb Ramp Project: advertised June 3 and June 10, with bids due July 15, 2024, and opened July 16th. This project will provide access to twelve (12) non-conforming curb ramps in the borough. Unfortunately, the bid was rejected due to it being over budget and will re-bid this fall.
 - **ARPA:** General Administrative Duties. Reviewing applications for eligibility and reporting back to the Commissioners. As of May 7th, the Restricted funds have all been allocated. Quarterly report was submitted at the end of July and will prepare to submit next one for end of October
 - **SPC:** Attended TTC meetings. Planning Directors Meeting. TIP Work group meetings and the Public Participation meeting was held to review the draft TIP. TIP was voted on at the June 24th Commission meeting. Attending 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. Commissioners entered an MOU with the Northwest on June 4th to start the

process. 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 with City of New Castle and RAR Engineering on First Merit demolition. Received additional funding from PHFA for Countywide Blight Remediation Program
- **GENERAL:** Ellwood City Façade Program. CPDAP meeting. APA-PA Board Meetings. APA-PA Legislative meeting.

3. Commissioner's Comments:

Dan Kennedy – Thanked Ben Bush and Leslie Bucci for their hard work and commitment to the Steelite International project and for communicating effectively with the Commissioner's along the way.

Chris Sianato – Stated that the Steelite International project is very positive for the County and Neshannock Township. He also mentioned the progress being made at the Stonecrest development site.

- 4. Forward Lawrence:** Ben Bush stated the two biggest projects taking place in the county right now are Steelite International in Neshannock Township and Cedar Street in the City of New Castle. Everything has been going well at Stonecrest, however, in the next few weeks things will be slowing down. They have received a million dollars in infrastructure funding which is a combination from DCED and PennDOT which will fund the traffic improvements that need to happen in the Spring of 2025. The waterline construction will also be happening in the Spring as well.

- 5. Old Business:** None

- 6. New Business:** Amy will be reviewing the Planning Commission members' term expiration dates and reaching out to anyone whose term is expiring to see if they would like to remain on the board. Also, we will be working to update the county comprehensive plan. Updating is required every ten years, and the last one was completed in 2016.

Action Agenda:

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

STEELITE INTERNATIONAL – Neshannock 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. Mary Burris seconded.
Motion carried 5-0.

Zoning and Municipal Reviews:

- **Scott Township** – Agricultural Security Area
- **Ellport Borough** – Accessory Solar Energy Systems Zoning Amendment

Act 14 Notifications:

12 Reviews since the June 12, 2024, meeting.

Adjournment:

The meeting adjourned at 12:33PM

The next meeting will be held on Wednesday, October 9th, 2024, at 12:00 PM at the Plain Grove Township Municipal Building located at 1029 Plain Grove Road, Volant, PA.