Lawrence County Planning Commission
Regular Meeting Minutes
Washington Township Municipal Building
October 14, 2026
12:00 PM

The regular meeting of the Lawrence County Planning Commission was held at the Washington Township Municipal Building located at 1413 George Washington Road, Volant, PA.

Attendance

Planning Commission Board:	Mary Burris, Vice-Chairperson Cindy Morabito, Secretary Everett Bleakney Maxwell Frederick – alternate Jim Gagliano – alternate Larry Lambo John Logue – alternate 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 Mary Glass, Office Manager/CDBG Administrator
Guests:	Dan Vogler, County Commissioner Chris Sianato, County Commissioner Jeff McConnell, Washington Township Supervisor Dick Kretzer, Washington Township Supervisor Penny Kretzer, Washington Township Resident Rick Telesz, Washington Township Resident

Call to Order

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

Regular Agenda

1. **Approval of Minutes**: Frank Telesz moved, seconded by Cindy Morabito to approve the minutes of the August 12, 2026, meeting. Motion carried 5-0.
2. **Staff Report:**
    - **Comprehensive Plan/Greenways Plans:** DCED Comprehensive Plan Update – second steering committee meeting was held on September 23rd. DCNR approved RFP for the Master Site Plan, and we sent to qualifying consultants. Working with Taylor Engineering for the Stavich Bike Trail Phase 1 rehabilitation. Forward Lawrence submitted an application to DCED GTRP for Phase II of Stavich. LSA awards were made and we were not successful. We will be submitting

another application, and they are due at the end of November. Stavich Bike Trail Lease agreement was approved

- **CDBG:** CDBG FY26 2nd public hearing was held. FY2026 application is due on Friday, October 30th.
- **LEAD Hazard Reduction Grant:** Assisting LCCAP with set up of new grant.
- **ARPA:** General Administrative Duties and quarterly reporting.
- **SPC:** Attended TTC meetings. Planning Directors Meeting. Active Transportation meeting. TIP meetings for the TIP Update. Long Range Plan meetings at PennDOT.
- **NORTHWEST:** Weekly calls with the Core Connect Committee. CEDS update is in process. Planning Directors meetings
- **GENERAL:** CPDAP meetings. APA-PA Board Meeting and Legislative Committee Meetings. Forward Lawrence Board meetings and site committee meetings. Assisting with the Humphrey Center project. Bids were awarded on September 15th. Municipal assistance with DCNR grants.

3. **Commissioner's Comments:**

Dan Vogler – Thanked the Township for allowing us to use their location for the day's meeting. He also stated that on September 26th a ceremony was held at the Stoughton Road Bridge located in Scott Township, renaming it after our most recent County Engineer, William Humphrey, who passed away suddenly on March 21, 2026. The bridge will now be known as the William Humphrey Memorial Bridge.

Chris Sainato – Thanked the Township for the use of their building as a polling place stating that it's difficult to find locations and it is much appreciated. Regarding the steering committee for the County's update to the comprehensive plan, Mr. Sainato stated that he and the other commissioners sat down with Amy McKinney to choose a diversified group from throughout the county and were pleased when all but one of the candidates were able to accept.

4. **Forward Lawrence:**

Maxwell Frederick provided an update on several projects currently underway. The organization is assisting the City with drafting an RFP for the former Shenango China site. Renovations are also being completed at the office building they own on Cedar Street, which is currently occupied by United Refractories. Funding for this project is being provided through a Local Share Account grant. Forward Lawrence is also expanding into the housing market through the Sheridan Lots project. They are working closely with the City to ensure that the R-1 zoning language accommodates duplexes, condominiums, and townhomes. Work has now entered Phase II of the Whitaker project. It was recently announced that the project received an additional $200,000 in funding through another Local Share Account grant. The cooperation agreement between the Lawrence County Economic Development Corporation and the Lawrence County Industrial Development Authority regarding the former St. Francis Hospital property is nearing completion. Significant mowing and site-clearing activities have taken place, and Cabin Creek Electrical has upgraded the exterior lighting to improve nighttime visibility. They are also collaborating with Protech to install security cameras on the property. On October 7, 2026, they hosted a data center informational forum that attracted approximately 70 attendees, representing a strong turnout. Participants included two educators, two union representatives, one real estate agent, and one individual with experience working in data centers. The forum generated substantial discussion and engagement from those in attendance.

5. **Public Comments:**
   None
6. **Old Business:**
   None
7. **New Business**:
   The 2027 Meeting Dates were discussed. They will be finalized and presented to the board for approval at the November 12, 2026, meeting.

Action Agenda:

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

Caliber Collision – Neshannock Township - Allen Miller reviewed the County Comments on the plan. John Logue moved that the Township take the County comments presented into consideration before approval. Everett Bleakney seconded.
Motion carried 5-0.

Carokann Solar – Taylor 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. Larry Lambo seconded.
Motion carried 5-0.

Zoning and Municipal Reviews:

- Wilmington Township – Data Center Use – Zoning Amendment
- Scott Township – Data Center Use Subdivision & Land Development Amendment
- Neshannock Township – C-3 to I-P Rezoning Request
- Bessemer Borough – C to I Rezoning Request
- Slippery Rock Township – Brinker/Reno Addition – Agricultural Security

Allen Miller gave a review of the zoning ordinance amendments presented.

Act 14 Notifications:

Five reviews since the August 12th, 2026, meeting.

Adjournment:
Meeting adjourned at 12:46 PM.

The next meeting will be held on **Thursday**, November 12, 2026, at 12:00 PM at the New Beaver Borough Municipal Building, located at 778 Wampum-New Galilee Road, New Galilee, PA.