

Lawrence County Planning Commission
Regular Meeting Minutes
Taylor Township Municipal Building
March 13, 2024
12:00 PM

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

Attendance

Planning Commission

Board: Karolee Loughhead, Vice Chairperson
Mary Burris, Secretary
Everett Bleakney
James Blundo
Dave Hammond
Cindy Morabito
Hygeia Moss-Eggleston (Alternate)
Linda Nitch
Frank Telesz

Staff: Amy McKinney, Director of Planning
Allen Miller, Deputy Director of Planning
Alexander Riccardi, GIS Planner
Mary Glass, Office Manager/CDBG Administrator

Guests: Daniel Vogler, County Commissioner
Dan Kennedy, County Commissioner
Chris Sainato, County Commissioner
Marla Brown, State Representative
Kevin Swogger, Ellwood City Borough Manager
Diane Richardson, Forward Lawrence
Debbie Wachter, New Castle News
Matt Kinney, Pennoni Associates Inc.
Tysen Miller, KU Resources

Call to Order

The regular meeting of the Lawrence County Planning Commission was called to order at 12:06 PM by Karolee Loughhead.

Additions/Deletion to Agenda

There were no additions or deletions made to the agenda.

Public Comments

State Representative Marla Brown – Legislature will be back in session starting next week and continue through the summer. She also stated she will be holding a Small Business Roundtable at Pulse in New Wilmington on Thursday, March 28th, 2024, from 8AM-10AM. Also, another shredding event has been scheduled for June 15, 2024.

Matthew Kinney, Pennoni Associates Inc – Mr. Kinney addressed the Board’s questions regarding the Sunrise-Harlansburg Road land development plan stating that they have received conditional approval from the Township. Taking the Township ordinance into consideration, they must receive their NPDES permit, Highway Occupancy permit, and submit a Life Expectancy Decommissioning plan before any work may begin. The Township setback requirement is 25’, however, they have moved the setback to 150’. The Township has agreed that the already existing vegetation meets the landscaping requirements. They estimate the construction to take approximately six months and hope to have the project completed in 2024 but the timeline will depend on when they receive their permits.

Tysen Miller, KU Resources – Mr. Miller addressed the Board’s questions regarding the New Castle Aldi-Starbucks land development plan stating that both Colonial Lanes and the prior bank building will be demolished to make way for the construction of the new Aldi grocery store and Starbucks. They are currently working through the permitting process and will be meeting with the Township at their upcoming meeting.

Regular Agenda

- 1. Approval of Minutes:** Linda Nitch moved, seconded by Mary Burris to approve the minutes from the February 13th, 2024, meeting. Motion carried, 9-0.
- 2. Staff Report:**
 - Comprehensive Plan/Greenways Plans: DCNR C2P2 Quaker Falls – Phase 2 project. We awarded the contract to Horizon Construction Group, Inc. from Seneca, PA. We have been in discussion with the Horizon Engineers as to an additional scope of work to include a half-mile walking trail along the existing rail bed. We will work with DCNR on approval of proposed estimate and scope of work to begin the project. Our office will be performing inspections of all county parks and boat launches. We bid out the maintenance contracts for all the boat launches and parks for the 2024 season. This bid process is now completely on-line with all bid documents available at PennBid. Bids were opened at the Commissioners meeting on 3/12. We will be overseeing the upgrade and enhancements on all five (5) boat launches thanks to WPC (Western Pennsylvania Conservancy) this Spring/Summer season. The back entrance to West Park has been closed and we are working with the County Engineer to remedy the situation. Working with Delta Development and Veterans office on a C2P2 application for a Master Site Plan –Veterans Park.
 - CDBG: General administrative duties. FY2023 application was submitted at the end of October and still working with DCED to certify that application. Environmental Review paperwork for FY2022 has been completed and all projects are cleared to begin.
 - ARPA: General Administrative Duties. Reviewing applications for eligibility. Quarterly report will be due at the end of April.
 - SPC: Attended TTC meetings. Planning Directors Meeting. TIP Work group meetings are complete, and we just received the draft TIP and draft LRTP. Attended the SPC Climate Pollution Reduction Grant Action Committee meeting.

- 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.
- Link-Up Lawrence: Meeting with Micheal Baker to discuss implementation of Link-Up Lawrence Plan
- Municipal Assistance: Assisting local municipalities and organizations on various projects. Liquid Fuel requests are due on March 25th. Union Township C2P2 Grant

3. Commissioner's Comments:

- Dan Vogler stated that all three Commissioner's have been busy meeting with County offices, attending board meetings and the County Commissioner's Association of Pennsylvania (CCAP) conference. He said the County was able to dedicate \$15,000 to the Carpenter's Project in Ellwood City this year and that this group assists homeowners with projects they are unable to do themselves. He also stated that the County will be celebrating its 175th anniversary this year on March 20th with an opening ceremony to take place in Courtroom No. 1 at 4PM. Ticket only reception will follow immediately after.
 - Dan Kennedy states that it has been an exciting and busy three months, and he has enjoyed getting a better understanding of what each County department does. He complimented the Planning Department staff on a job well done.
 - Chris Sainato states he appreciates learning the local/county side of government and that even with some offices being understaffed they are getting the job done. He also stated that he sits on the tourism board and that he had a recent meeting at Quaker Falls and sees many opportunities.
4. **Forward Lawrence:** Diane Richardson stated that the groundbreaking for Stonecrest Business Park will be held at 8:30 am on March 28th, 2024. Approximately 50-60 people are expected to attend.
5. **Old Business:** All suggested changes have been made to the 2023 Annual Report. Linda Nitch moved, seconded by Frank Telesz, to accept the 2023 Annual Report as presented. Motion carried, 9/0.
6. **New Business:** The 2024-2026 Municipal Directory is complete and can be accessed on the County Website.

Action Agenda:

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

SUNRISE-HARLANSBURG ROAD – Scott 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. Dave Hammond seconded. Motion carried 9-0.

NEW CASTLE ALDI-STARBUCKS – Neshannock Township: Allen Miller reviewed the County Comments on the plan. Mary Burriss moved that the Township take the County comments presented into consideration before approval. Linda Nitch seconded. Motion carried 9-0.

Zoning and Municipal Reviews:

Wilmington Township – Zoning Amendment – Solar Energy Facilities

Act 14 Notifications:

One review since the February 14, 2024, meeting.

Adjournment:

Meeting adjourned at 1:00 PM

The next meeting will be held on Wednesday, April 10th, 2024, at 12:00 PM at the New Wilmington Borough Building, located at 134 High Street, New Wilmington, PA.