

**Lawrence County Planning Commission
Regular Meeting Minutes
Ellwood City Borough Municipal Building
February 14, 2024
12:00 PM**

The regular meeting of the Lawrence County Planning Commission was held at The Ellwood City Borough Municipal Building at 12:00 PM on February 14, 2024.

Attendance

Planning Commission

Board:

Larry Lambo, Chairman
Karolee Loughhead, Vice Chairperson
Mary Burris, Secretary
Everett Bleakney
Cindy Morabito
Linda Nitch

Staff:

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

Guests:

Chris Sainato, County Commissioner
Daniel Vogler, County Commissioner
Brad Ovial, Ellwood City Borough Council

Call to Order

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

Additions/Deletion to Agenda

There were no additions or deletions made to the agenda.

Public Comments

None

Regular Agenda

- 1. Approval of Minutes:** Karolee Loughhead moved, seconded by Cindy Morabito to approve the minutes from the December 13th, 2023, meeting. Motion carried, 6-0.
- 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 are bidding out the maintenance contracts for all the boat launches and parks for the 2024 season. This bid process is now completely online with all bid documents available at PennBid. 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 County Engineer to remedy the situation.

- **CDBG:** General administrative duties. FY2023 application was submitted at the end of October. Environmental Review paperwork for FY2022 has been completed all projects are cleared to begin.
- **ARPA:** General Administrative Duties. Submitted quarterly report at the of January.
- **SPC:** Attended TTC meetings. Planning Directors Meeting. TIP Work group meetings will continue monthly until mid-February.
- **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.

3. Commissioner's Comments:

- Dan Vogler announced that we have two new commissioners, Dan Kennedy and Chris Sainato and referenced their individual experience in the public sector. He mentioned that Dan Kennedy will be sitting on the board of the SPC Southwest chapter and that Chris Sainato will be replacing him as board chair of the SPC Northwest Chapter when his term expires in June. Currently, they are visiting all County offices to get familiar with the staff and what each office's responsibilities are.
- Chris Sainato stated that he is pleased to be working with the County and has been very impressed with the professionalism of the employees. He is also looking forward to working with Planning Commission.

4. Old Business: None

- 5. New Business:** All board members have been given a draft copy of the Annual Report for 2024. If anyone would like to make additions or changes, please let us know before the March 13th, 2024, meeting as we would like to adopt it at that time. We will be scheduling a League of Municipalities meeting to be held in April 2024.

Action Agenda:

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

ASSET REALTY & CONSTRUCTION GROUP INC – City of New Castle: Allen Miller reviewed the County Comments on the plan. Everett Bleakney moved that the City take the County comments presented into consideration before approval. Mary Burris seconded.

Motion carried 6-0

KEYSTONE COMPLIANCE WORLD – City of New Castle: Allen Miller reviewed the County Comments on the plan. Everett Bleakney moved that the City take the County comments presented into consideration before approval. Cindy Morabito seconded.
Motion carried 6-0

Zoning and Municipal Reviews:

Neshannock Township – Curative Amendment – Solar Energy Facilities
Union Township – Zoning Amendment – Solar Energy Facilities
Wampum Borough – Zoning Amendment – Solar Energy Facilities
City of New Castle – Zoning Amendment – Church added as Conditional Use to C-2 District

Act 14 Notifications:

Seven reviews since the December 13, 2023, meeting.

Adjournment:

Meeting adjourned at 12:59 PM

The next meeting will be held on Wednesday, March 13th, 2024, at 12:00 PM at the Taylor Township Municipal building, located at 218 Industrial Street, West Pittsburg, PA.