

**Lawrence County Planning Commission
Regular Meeting Minutes
Riverside Apartments
June 10, 2026
12:00 PM**

The regular meeting of the Lawrence County Planning Commission was held at the Riverside Apartments located at 125 W. North Street, New Wilmington, PA at 12:00 PM on June 10, 2026.

Attendance

**Planning Commission
Board:**

Karolee Loughhead, Chairperson
Mary Burris, Vice-Chairperson
Cindy Morabito, Secretary
Everett Bleakney
Maxwell Frederick - alternate
John Logue - alternate
Hygeia Moss-Eggleston – alternate
Frank Telesz

Staff:

Amy McKinney, Director of Planning
Allen Miller, Deputy Director of Planning
Chris Conti, GIS Planner
Mary Glass, Office Manager/CDBG Administrator

Guests:

Dan Vogler, County Commissioner
Dan Kennedy, County Commissioner
Debbie Wachter, New Castle News
Rachel Hanson, Neighbors in New Castle
Spencer Hager, Forward Lawrence
Doug Mangino, Local Union 530
David Fulena, Local Union 420

Call to Order

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

Regular Agenda

- 1. Approval of Minutes:** Frank Telesz moved, seconded by Mary Burris to approve the minutes of the April 8, 2026, meeting. Motion carried 5-0.
- 2. Staff Report:**
 - **Comprehensive Plan/Greenways Plans:** DCED Comprehensive Plan Update – awarded \$75,000 from DCED to update the County Comp plan. Awarded the contract to Strategic Solutions for the preparation of the Comprehensive Plan update. Kick off meeting with consultant team and staff. Preparing an RFP for the Master Site Plan and had our preconference meeting with our DCNR reps for our Stavich Contract and Quaker Falls. Working with Taylor Engineering for the

Stavich Bike Trail Phase 1. Forward Lawrence submitted an application to DCED GTRP for Phase II of Stavich.

- **CDBG:** General administrative duties. Ellwood City Curb ramp project is complete. Advertisement for the Rich Avenue CDBG project. Preparing for monitoring of several FY CDBG and CDBG-CV contracts in June. CDBG allocations for FY26 have been received and memo sent out to the non-entitlements. Meeting with our OBO's to discuss their FY26 project. Provided documentation for CDBG fiscal monitoring.
- **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. Attended the Long Range Plan Expert Panel with SPC. PennDOT stakeholders meeting.
- **NORTHWEST:** Weekly calls with the Core Connect Committee.
- **GENERAL:** CPDAP meetings. APA-PA Board Meeting and Legislative Committee Meetings. Forward Lawrence Board meetings and site committee meetings.

3. Commissioner's Comments:

Dan Vogler – Commissioner Vogler stated that he and the other commissioners had recently attended a PennDOT meeting. At that meeting, they were informed that the project on State Route 551 will be ongoing in Litte Beaver Township and Enon Valley Borough. Paving is set to start there soon. Also, there will be an upgrade to US 422 in Shenango and Slippery Rock Townships all the way to the Butler County line.

Dan Kennedy – No comments.

4. Forward Lawrence:

Maxwell Frederick – Introduced their intern from Grove City College, Spencer Hager. They are acquiring funding for the demolition of the Whittaker buildings. The plan is to build a 10,000 square foot warehouse on the site and they have applied for a \$500,000 ARC grant to assist with the funding. Currently, they are trying to obtain site control of the Reactive Metals & Alloys Corp.'s properties. The Lawrence County Industrial Authority (LCIDA) passed a resolution to take site control once they are able to obtain it. The Lawrence County Economic Development Corp (LCEDC) passed a resolution for a cooperation agreement to work with the LCIDA doing all of the administrative work. The same is happening with the former Saint Francis Hospital site.

5. Public Comments:

David Fulena – He is the manager of the Riverside Apartments, which is owned by the Lawrence County Building Trades. Mr. Fulena stated the apartments were built in the late 1960's and opened in 1971. This is a senior living complex. You must be 62 or older to live there. They have 92 efficiency apartments which cost \$410 a month. There are also 36 one-bedroom apartments which cost \$500 a month. All utilities and cable TV are included in the rent. There is an on-site laundry, a common area and assigned parking.

6. Old Business:

None

7. New Business:

None

Action Agenda:

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

Vavoline Instant Oil Change – Union 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 5-0.

Zoning and Municipal Reviews:

New Beaver Borough – Skill Based Games Use Zoning Amendment
Mahoning Township – Power Generation Facility Use Zoning Amendment
Mahoning Township – Data Center Use Zoning Amendment
Neshannock Township – Caliber Collision Conditional Use Application
North Beaver Township – Data Center Use Zoning Amendment
Pulaski Township – Data Center Use Zoning Amendment

Allen Miller gave a review of each zoning ordinance amendment presented. Mary Burris moved that the municipalities take the County comments presented into consideration before approval. Everett Bleakney seconded.
Motion carried 5-0.

Act 14 Notifications:

14 reviews since the April 8th, 2026, meeting. Chris Conti gave a summary of the notices received.

Adjournment:

Meeting adjourned at 12:33 PM.

The next meeting will be held on Wednesday, July 8, 2026, at 12:00 PM at the Stone Quarry Banquet Center located at 4512 W. State Street, Hillsville, PA.