

MINUTES

MERCER COUNTY REGIONAL PLANNING COMMISSION

Tuesday – October 24, 2017 - 7:30 p.m. – MCRPC Offices

MUNICIPALITY	PRESENT	ABSENT
FARRELL CITY		Stephen Bennefield Kimberly Doss
HERMITAGE CITY	Jeremy Coxe	James Holl
SHARON CITY	Stephen Theiss	Frank Connelly
CLARK BOROUGH		James Carucci, Sr.
FREDONIA BOROUGH	Patricia McAdams	Bob Reagle
GREENVILLE BOROUGH		Benjamin Beck Janet Earle
GROVE CITY BOROUGH		Shawn P. Myers
JACKSON CENTER BOROUGH		Robert Egger
JAMESTOWN BOROUGH		
MERCER BOROUGH	Jerry Johnson	
NEW LEBANON BOROUGH		
SANDY LAKE BOROUGH	Shelby Clark	Andrew Morris
SHARPSVILLE BOROUGH		Alex Kovach Guy Moderelli
STONEBORO BOROUGH	John Sweet	
WEST MIDDLESEX BOROUGH	Maleia James	Robert Lark
WHEATLAND BOROUGH	Dave Jones	
COOLSPRING TOWNSHIP		Don Blakesley Robert L. McGhee
DELAWARE TOWNSHIP	William E. Anthony	
E. LACKAWANNOCK TOWNSHIP		
FAIRVIEW TOWNSHIP		Mont Clark
FINDLEY TOWNSHIP	John B. Courtney	Steve Paxton
GREENE TOWNSHIP		Ken Cowher Paul Csonka
HEMPFIELD TOWNSHIP	Lisa Holm	Todd Hittle
JACKSON TOWNSHIP		Richard Marks Robert W. Pizor
JEFFERSON TOWNSHIP	Garth Falkner	William Dunn
LACKAWANNOCK TOWNSHIP		Richard Schuller Jody Scopack
LAKE TOWNSHIP		
LIBERTY TOWNSHIP	Dave Beatty Ron Faull	
NEW VERNON TOWNSHIP		Daniel L. Patterson
OTTER CREEK TOWNSHIP	Carl Swartz Paulette Young	

<u>MUNICIPALITY</u>	<u>PRESENT</u>	<u>ABSENT</u>
<u>PERRY TOWNSHIP</u>		
<u>PINE TOWNSHIP</u>	Fred Brenner George Hagstrom	
<u>PYMATUNING TOWNSHIP</u>	Gary R. Lowers	Ed Robinson
<u>SANDY LAKE TOWNSHIP</u>	Helen Winger	Raymond Scofield
<u>SHENANGO TOWNSHIP</u>	Dennis DeSilvey Matthew Stefanak	
<u>S. PYMATUNING TOWNSHIP</u>	Don Morrow	Rose Lyons
<u>SPRINGFIELD TOWNSHIP</u>		Rick Dillaman
<u>WILMINGTON TOWNSHIP</u>	Diana Caiazza	Chad Taylor
<u>WOLF CREEK TOWNSHIP</u>		Gregory Chiappini Jim Morton
<u>MERCER COUNTY</u>	Jeff Fiedler Jeff Hoy James Hughes Larry McAdams	James Hogan Sheryl Kelly Patty McCluskey
<u>BOROUGHES ASSOCIATION</u>		
<u>SUPERVISORS ASSOCIATION</u>		
<u>COUNTY COMMISSIONER</u>	Matt McConnell	

STAFF

Dan Gracenin, Executive Director
Carmen Reichard, Assistant Director
Chris Conti, Senior Planner
Brian Barnhizer, Senior Planner
Matt Stewart, Senior Planner
Lisa Holm, Senior Planner

OTHERS PRESENT

James Nevant II, Solicitor
Dale Sorensen, Horizon/Tower King
Grant Phillips, Tower King
Derek McGoren, Tower King

CALL TO ORDER

Mr. Garth Falkner, Chairman, called the meeting to order at 7:30 p.m.

PRAYER AND PLEDGE OF ALLEGIANCE

Mr. Jeremy Coxe, Vice-Chairman, led the Commission in the prayer and Pledge of Allegiance.

ATTENDANCE SIGN IN

An attendance sign-in sheet was passed around and representatives present were asked to mark their attendance. **A quorum was present.**

PUBLIC COMMENTS ON ANY AGENDA ITEM

There were no public comments.

MINUTES OF THE SEPTEMBER 26, 2017 MEETING

A motion was made by Mr. McConnell and seconded by Mr. Morrow to approve the Minutes of the September 26, 2017 meeting with no additions, corrections or deletions. The motion passed.

FINANCIAL STATEMENT

Mr. Carl Swartz, Treasurer, presented the September 2017 Financial Statement. A motion was made by Mr. Sweet and seconded by Mr. McConnell to approve the September 2017 Financial Statement. The motion passed.

STAFF REPORTS

Mr. Stewart, Senior Planner, noted that there will be another round of STU funding (\$1.4 Million over two years) through the MPO. The MPO will meet on November 14, 2017 for those interested in finding out how to apply for these funds. He noted that the STU money funds a lot of transportation projects and has been really successful in the past.

Mr. Gracenin, Executive Director, stated that he recently attended a County Commissioners Association of PA (CCAP) Planning Director's quarterly meeting and referenced a court case that was decided by the Supreme Court back in June regarding municipal officials as Trustees of the Environment. The PA State Constitution basically says environmental rights and concerns are at the same level as other people's rights in the State. PA is the only state that has this written in the Constitution. Over the years, this has come up due to the Marcellus drilling (Act 13 dollars). Since 1971, basically the legislative body has been making decisions on where dollars that come from State public lands (Act 13 dollars) for the leases that were sold and the royalties that are gathered by the State were used to balance the State budget. The State and Governor were sued by a couple of environmental groups for using funds to balance the budget. The environmental groups won and it was noted that the legislative body had no right to decide a Constitutional issue. Expect to hear more about this issue and possible further lawsuits down the road.

FINANCE & PERSONNEL COMMITTEE REPORT

Mr. Fred Brenner, Committee Chairman, noted that the Committee met last week, a quorum was present, and reviewed the following item:

1. MCRPC 2018 Preliminary Budget – Mr. Brenner noted that the Committee reviewed the 2018 preliminary budget for MCRPC. He noted that basically there is very little change from 2017 to 2018. He noted that the budget reflects a 2.5% increase under the salaries/wages for the staff. Mr. Gracenin noted that under our CDBG program, there have been more administrative issues in submitting invoices to the State. The State is now 2 years behind on contracts. He noted that the MCRPC just received the CDBG agreements for 2016 about a month ago. He noted that we just spent down all of the 2015 money and the projects haven't started yet. We received a call from the State regarding this and they gave us a little grief. The State understands the contract situation, which is a different group from the contract side. We wrote a letter to the State regarding our situation, and they approved our invoice. Because of that, we will only bill a portion of the 2016 administration in calendar year 2018. Also, he noted that there was a 0% increase in our health insurance plan for the coming year. Under the expense side, the consultant line item is basically money coming in and going right out (wash) to pay consultants. Mr. Brenner noted that we anticipate reviewing the final budget at the November meeting. If there is no meeting, the budget will be finalized at the December meeting. There being

no further discussion, a motion was made by Mr. Brenner to approve the 2018 preliminary budget. Mr. Hoy seconded. The motion passed.

ZONING AND SUBDIVISION REVIEW COMMITTEE REPORT

Mr. Larry McAdams, Committee Chairman, noted that the Committee met last week, a quorum was present, and members reviewed the following items:

1. Land Development Plan & Modification Request – Ketchum/Ebbert site for Tower King cellular tower – Mill Creek Township – Mr. McAdams explained that this request is for a cell tower off Mill Creek Road on property also occupied by a residence across the street. The plans and information required by Section 512 of the Mercer County Subdivision and Land Development Ordinance were presented for review. The proposed 340’ height of the tower exceeds the 250’ height limit according to the Mercer County SALDO standards. It was noted that additional setback and fall zone safety have been demonstrated on the plan. **A motion was made by Mr. McAdams to approve the modification for the height and the plan for the cell tower on the Ketchum/Ebbert property in Mill Creek Township. Mr. Hughes seconded.** The motion passed.

2. Otter Creek Township – Zoning Map Amendment – Mr. McAdams explained that this request is to rezone several properties located east of the existing Commercial zone and north of Route 358 (Hadley Road) in Otter Creek Township. Currently the properties are zoned Residential, but have potential to develop commercially and this map change would permit uses consistent with existing Commercial uses along the highway. These properties primarily extend north to the municipal boundary, so the possibility of extending this zone through that area could be considered by the Township at this time. **A motion was made by Mr. McAdams to approve the zoning map amendment to include the proposed properties in the Commercial district, based upon our established rezoning criteria. Mr. Hughes seconded.** After brief discussion, it was suggested that the Township either consider extending the Commercial District to the north 250’ from the centerline back, or extend the Commercial District to the north property lines, within the floodplain and along the stream to allow possible expansion of businesses. The motion passed with Paulette Young and Carl Swartz abstaining.

APPOINTMENT OF NOMINATING COMMITTEE

Mr. Garth Falkner, Chairman, explained that a Nominating Committee will be appointed. As has been traditional in the past, the Committee would consist of the past three chairs to serve on Committee; which is Dianna Caiazza, Bill Anthony and John Sweet. The Committee will present a recommendation for 2018 officers at the November meeting, with election of officers at our December meeting.

ADJOURNMENT

With no further business or discussion, a motion was made by Mr. Hoy and seconded by Mr. Anthony to adjourn at 7:52 p.m.

Submitted and Certified By:

Dennis DeSilvey, Secretary – MCRPC

Date: _____