

MINUTES

MERCER COUNTY REGIONAL PLANNING COMMISSION

Tuesday – April 24, 2018 - 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	Caroline DaCosta	Jerry Johnson
NEW LEBANON BOROUGH		
SANDY LAKE BOROUGH	Glenn Leech Donald Oakes	
SHARPSVILLE BOROUGH		Alex Kovach Guy Moderelli
STONEBORO BOROUGH	John Sweet	
WEST MIDDLESEX BOROUGH	Maleia James Robert Lark	
WHEATLAND BOROUGH	Dave Jones	Patricia Lewis
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		William Dunn Garth Falkner
LAKE TOWNSHIP		
LIBERTY TOWNSHIP		Dave Beatty Ron Faull
NEW VERNON TOWNSHIP		Daniel L. Patterson
OTTER CREEK TOWNSHIP	Paulette Young	Carl Swartz
PERRY TOWNSHIP		

MUNICIPALITY	PRESENT	ABSENT
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PINE TOWNSHIP		Fred Brenner Richard Stachel
PYMATUNING TOWNSHIP	Gary R. Lowers David Gregory	
SANDY LAKE TOWNSHIP		Raymond Scofield
SHENANGO TOWNSHIP	Matthew Stefanak	Dennis DeSilvey
S. PYMATUNING TOWNSHIP	Bill Klumph Don Morrow	
SPRINGFIELD TOWNSHIP		Rick Dillaman
WILMINGTON TOWNSHIP		Diana Caiazza Bryan Cummings
WOLF CREEK TOWNSHIP	Gregory Chiappini	Jim Morton
MERCER COUNTY	Jeff Fiedler Jeff Hoy James Hughes Larry McAdams	James L. Hogan Sheryl Kelly Patty McCluskey
BOROUGHES ASSOCIATION		
SUPERVISORS ASSOCIATION		
COUNTY COMMISSIONER		Matt McConnell

STAFF

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

OTHERS PRESENT

James Nevant II, Solicitor

CALL TO ORDER

Mr. Jeremy Coxe, Chairman, called the meeting to order at 7:30 p.m.

PRAYER AND PLEDGE OF ALLEGIANCE

Mr. Jeremy Coxe, Chairman, led the Commission in the prayer and Pledge of Allegiance. There was a moment of silence to remember Sam Scott from Stoneboro Borough, who passed away recently. It was also noted that Jerry Johnson is in Grove City Hospital and to grant him strength and good health in his recovery and to wish him a Happy 95th Birthday on May 6, 2018.

ATTENDANCE SIGN IN

An attendance sign-in sheet was passed around and representatives present were asked to mark their attendance. **A quorum was not present.**

PUBLIC COMMENTS ON ANY AGENDA ITEM

There were no public comments.

MINUTES OF THE MARCH 27, 2018 MEETING

A motion was made by Mr. Hughes and seconded by Mr. Hoy to approve the Minutes of the March 27, 2018 meeting with no additions, corrections or deletions. The motion passed.

FINANCIAL STATEMENT

Mr. Gary Lowers, Treasurer, presented the March 2018 Financial Statement. A motion was made by Mr. Lark and seconded by Mr. Sweet to approve the March 2018 Financial Statement as presented. The motion passed.

STAFF REPORTS

Mr. Conti, Senior Planner, mentioned that Ms. Reichard, Mr. Coxe and himself attended the Annual PA CD&H Practitioners Conference last month. This conference is an opportunity to network with other Community Development specialists throughout the Commonwealth, as well PA DCED officials, who sponsor this Conference, regarding our CDBG, HOME and Access Grants. Mr. Conti briefly highlighted some of the agenda items.

Ms. Holm, Senior Planner, reminded everyone of the Storm Water Training Workshop on May 17th at the Mercer County Conservation District. She noted that she has been in conversations with the GIS Department, Emergency Services Department and the Courthouse regarding updating addresses and getting some of the GIS data updated. Apparently there are some grant funds coming available for updating addresses for the communities that did not go to the standard addressing system, such as Otter Creek and South Pymatuning Township, as well as a few other communities.

Mr. Gracenin, Executive Director, mentioned that last year, the Census Bureau mailed to all of the municipalities in Mercer County information encouraging communities to sign up for the LUCA (Local Updating Census Addresses) to make sure that all of the homes in their community are counted, since all of Census information is very confidential. Next, he noted that there was an article in the newspaper the other day regarding Land Banks. Currently, the City of Sharon would like to see an Authority be created in order to obtain control of property, not as an owner but as an option to bid to fix, remove, sell or rent vacated homes in order to get the homes back in the public's hands.

Mr. Stewart, Senior Planner mentioned that the Greenville Pedestrian Circulation Study is underway and a survey has been posted on MCRPC's website regarding pedestrian traffic, particularly around Thiel College and the School District.

Mr. Barnhizer, Senior Planner mentioned that probably starting next month he will start traffic counts on 75 road sections around Mercer County, which PennDOT provides a map with the list of counts to be undertaken. Additional traffic counts will be performed at various locations as requested by PennDOT or a municipality.

ZONING & SUBDIVISION REVIEW COMMITTEE REPORT

Mr. Larry McAdams, Committee Chairman, noted that the Committee met April 17, 2018, a quorum was present, and reviewed the following items:

1. Land Development Plan – Cell Tower & Facility – West Salem Township – Mr. McAdams stated that this

plan is for a 179' free-standing communications tower 300' off South Summit Road on property also occupied by a residence approximately 200' away. All required plans and information required by Section 512 of the Mercer County Subdivision and Land Development Ordinance were presented for review. The proposed communications tower meets those requirements. A motion was made by Mr. McAdams to approve the plan for the communications tower on South Summit Road in West Salem Township. Mr. Hughes seconded. The motion passed.

2. Land Development Plan – Cell Tower & Facility – Sandy Lake Township – Mr. McAdams stated that this plan is for a 200' free-standing communications tower 325' off Lytle School Road on property also occupied by a residence approximately 225' away. All required plans and information required by Section 512 of the Mercer County Subdivision and Land Development Ordinance were presented for review. The proposed communications tower meets those requirements. A motion was made by Mr. McAdams to approve the plan for the communications tower on Lytle School Road in Sandy Lake Township. Mr. Hughes seconded. The motion passed.

3. Major Land Development Plan – Adventure Bound – Shenango RV Park – Delaware Township – Mr. McAdams noted that the Land Development Plan review was tabled by the Committee awaiting further information.

4. Jackson Township Zoning Ordinance & Map – Comprehensive Update – Mr. McAdams stated that the Township has worked with MCRPC staff to complete the Comprehensive Zoning Ordinance text and map updates to meet Municipal Planning Code standards. Jackson Township added an “Adult Use” in the Industrial District; provided a new use, a “Special Event Barn” in the R-1 Residential District; added additional properties to the Industrial zone at the southwest corner of the I-79 interchange. In addition to these proposed changes, Definitions were updated, along with the Goals and Objectives of the Ordinance. A motion was made by Mr. McAdams to approve the Jackson Township Zoning Ordinance and Map Update. Mr. Hughes seconded. The motion passed.

AUTHORIZATION FOR COMMITTEES TO ACT ON BEHALF OF FULL COMMISSION IN JUNE, JULY AND AUGUST

Mr. Coxe, Chairman, noted that the full Commission does not meet in June, July and August, but would need to authorize the Committees of the Commission to act on behalf of the full Commission. A motion was made by Mr. Klumph to authorize the Committees of the Commission to act on behalf of the full Commission for the months of June, July and August. Mr. Hoy seconded. The motion passed.

ADJOURNMENT

With no further business or discussion, a motion was made by Mr. Hoy to adjourn the meeting at 8:07 p.m.

Submitted and Certified By:

Carl Swartz, Secretary – MCRPC

Date: _____