

MINUTES

MERCER COUNTY REGIONAL PLANNING COMMISSION

Tuesday – May 22, 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 | |
| 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 | Garth Falkner | William Dunn |
| LAKE TOWNSHIP | | |
| LIBERTY TOWNSHIP | Dave Beatty Ron Faull | |
| NEW VERNON TOWNSHIP | | Daniel L. Patterson |
| OTTER CREEK TOWNSHIP | Carl Swartz Paulette Young | |
| PERRY TOWNSHIP | | |
| MUNICIPALITY | PRESENT | ABSENT |

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

S T A F F

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

O T H E R S P R E S E N T

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. Dennis DeSilvey, 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

Members asked how Jerry Johnson is doing. Mr. Gracenin stated that he is doing okay, but resigned since it is taking him longer to recover from his last procedure and is not able to attend all of his meetings.

RATIFICATION OF ACTIONS TAKEN WITHOUT A QUORUM AT AND MINUTES OF THE APRIL 24, 2018 MEETING

Mr. Coxe, Chairman, explained that the Commission needs to ratify the actions taken without a quorum at the April 24, 2018 meeting and also to approve the Minutes of that meeting. A motion was made by Mr. Hoy and seconded by Mr. Morrow to ratify the actions taken without a quorum at the April 24, 2018 meeting and approve the Minutes of that meeting with no additions, corrections or deletions. The motion passed.

FINANCIAL STATEMENT

Mr. Gary Lowers, Treasurer, presented the April 2018 Financial Statement. A motion was made by Mr. Falkner and seconded by Mr. Beatty to approve the April 2018 Financial Statement as presented. The motion passed.

STAFF REPORTS

Ms. Holm, Senior Planner, mentioned that last week she participated in a Storm Water Small Permit Application Workshop. Lawrence County had funding to provide the first of two workshops and Mike Hickman, Consultant from the Center for Watershed Protection came in to discuss the Storm Water Permit as well as the MS4 legislation. It was noted that the next round we really need to focus on getting contractors and pavers to attend this workshop.

Mr. Stewart, Senior Planner, mentioned that two Transportation Alternative funding projects were approved for \$1.3 million to go towards the Allen Avenue project in Greenville Borough and Phase II for the Multi Modal Path in Springfield Township. Also, the 2019-2022 Transportation Improvement Program (TIP) for Mercer County, which includes highway, bridge, transit and rail projects, which are expected to advance using federal funds over the next four years, will be going up for public review and comment period in the month of June with a Public Hearing scheduled also.

Mr. Gracenin, Executive Director, mentioned that he and Matt Stewart attended a 2-day fiscal management workshop last week in Altoona presented by PennDOT. He noted that we charge an indirect cost rate for our MPO administrative fee and CDBG administration when receiving direct federal funds, and we are required to follow the federal requirements. Next, he noted that at the last Northwest Planning Directors meeting, the Appalachian Regional Commission did a presentation on a Program that has been in existence since 1964, which has \$3 Million available annually for Local Access Road improvements. This money can go towards paying for an access road going into an industrial park or multi-tenant project. This grant is available for everyone in Pennsylvania and the Northwest Planning Commission would be available to assist in writing a grant application to see if a particular project would be eligible for this funding.

ZONING & SUBDIVISION REVIEW COMMITTEE REPORT

Mr. Larry McAdams, Committee Chairman, noted that the Committee met May 15, 2018, a quorum was present, and reviewed the following items:

1. Delaware Township – Shenango RV Park – Modifications & Preliminary Land Development Plan – Mr. McAdams noted that the plan shows existing RV Park with 236 RV sites now owned by Adventure Bound Camping Resorts. Modifications were requested because the existing property has developed without review to meet the County SALDO requirements. Adventure Bound Camping Resorts is requesting the following Modifications of the Mercer County Subdivision and Land Development Ordinance:

Section 800 – The current RV Definition does not include provisions for Park Model Recreational Vehicles and does not allow cabin sites within the RV Park. The park currently has 2 long-standing cabin sites and 7 additional park model style cabins.

Section 804.3.b. – Requires a one-way cart way width of 12’ and two-way cart way width of 22’ for access and safety within RV parks. The current drives vary in width and construction.

Section 804.2.a. – Requires perimeter requirements of 30 feet from the park property line when abutting residential properties and 20 feet buffer parallel to the park property line when abutting non-residential properties. Some existing areas of the park do not meet these standards.

A motion was made Mr. McAdams that we approve the 3 modifications: 1) to allow the 2 existing cabins and 7 PMRV cabins to remain. Additional PMRV sites would require approval at Final plan stage; 2) to allow the existing internal entry roadway to encroach into the setback; and 3) to allow the existing cart way widths, which vary throughout the park, to remain at their existing roadway widths until proposed renovations are submitted and reviewed for Final plan at which time will be brought up to standards as construction in the specific area is initiated and completed. Mr. Hughes seconded. The motion passed, with Don Morrow opposed.

The second phase of our review is a sketch plan proposing renovations throughout the property that may include up to 399 total RV sites to be redeveloped on the current site. There is a water park style recreation facility proposed in addition to the current swimming pool located on the property. This preliminary plan requires the approval of a sewage system capable of serving 399 units which DEP is reviewing. Sewage approval is required prior to final plan approvals. The required plans and information necessary for Preliminary Plans in Article 8 of the County SALDO were presented for our review.

A motion was made by Mr. McAdams that we approve the Preliminary Plan for up to 399 RV units with the layout shown, pending Final plans with Storm Water Management and sewage approvals for the Shenango RV Park in Delaware Township. Mr. Hughes seconded. The motion passed, with Don Morrow opposed.

2. Findley Township Zoning Ordinance – Map & Text Amendment – Mr. McAdams stated that the current property owners/project developers are requesting to rezone the portion of their property in Findley Township. The property is also partly in Pine Township and the proposed development meets the standards of General Business in that zoning ordinance. The request is to extend the Industrial zone to the east Township boundary, replacing the higher density residential R2 zone currently identified. The additional request is a text amendment creating an overlay district for the property that would add any uses currently permitted in the Business district to also be permitted in this overlay zone. This would then include all uses in the Industrial and Business zones. The Committee discussed the possibility of looking at the option for the Township itself to consider extending the overlay district further within the same area of the Township. **A motion was made by Mr. McAdams that we recommend that Findley Township approve the request to extend the Industrial zone and provide the Business Overlay District as shown on the map provided. We would also suggest the Township consider extending the Business Overlay in this Industrial zone. Mr. Hughes seconded.** There was a question raised concerning a conflict between the boundary line between Findley and Pine Townships. Mr. Gracenin stated that this would be outside of this amendment request. There being no further questions, the **motion passed.**

3. Wheatland Borough Zoning Ordinance & Map – Comprehensive Update – Mr. McAdams stated that the Borough has worked with MCRPC staff in proposing a comprehensive update to their Zoning Ordinance, which last had a major update in 1985 to meet Municipal Planning Code standards. The Goals and Objectives have been updated; a new Recreational Overlay District is proposed; a Business District is proposed along all of Broadway Avenue; Setbacks in the Industrial zone have been relaxed and the Zoning Map is now parcel based. The Sign Ordinance section has been pulled out and will now be adopted as a stand-alone Ordinance.

A motion was made by Mr. McAdams that we approve the Wheatland Borough Zoning Ordinance and Map Update. Mr. Hughes seconded. The motion passed.

OTHER BUSINESS

Mr. Anthony questioned that if we should have another time sensitive issue that we need to act on, can we pass a resolution or change our Bylaws to address these types of issues. Attorney Nevant stated that we can do either; pass a resolution or a Bylaw change; which the Bylaw change would be more permanent. Also, Attorney Nevant suggested that the Executive Director can allow the Executive Committee to act and work over the summer on creating 1-5 Resolutions with options for the Commission to review at our September meeting. Mr. Coxe questioned that if we should have another time sensitive issue and lack a quorum at that meeting, could it be done through email or phone call, versus ratifying the action at the next meeting? Mr. Gracenin stated that he will start adding on the January agenda "Authorization for Subcommittees to act on behalf of the full Commission anytime a quorum would not be present". In the meantime, Mr. Gracenin will work on creating 1-5 resolutions with options for the Commission to review at our September meeting.

Mr. Gracenin mentioned that MCRPC has annually held a summer picnic for its members. He noted that a date and location has not been determined for this year, but will try to hold the picnic sometime in July. A notice will be sent out 3-4 weeks prior to the picnic with all the details.

Mr. Dillaman mentioned that Springfield Township was recently awarded \$600,000 for Phase II for a Multi Modal Path. This path will continue from Phase I towards Wendell August Forge and the Township Municipal Park. He thanked the Commission staff for helping their community in receiving these funds.

ADJOURNMENT

With no further business or discussion, a motion was made by Mr. Klumph to adjourn the meeting at 8:15 p.m.

Submitted and Certified By:

Carl Swartz, Secretary – MCRPC

Date: _____