

**Venango County Regional Planning Commission**  
**Minutes**  
**Meeting Sept. 16<sup>th</sup>, 2014**

Those present at the public meeting of the Venango County Regional Planning Commission held at Room 103, Courthouse Annex in Franklin at 6:31PM.

**Present:**

Willis Thomas - City of Oil City Citizen  
Barb Crudo – Oil City Mayor  
Bob Cross – Oil City Controller  
Albert Abramovic – City of Franklin Citizen  
Mike Swatzler – Venango Conservation District  
John McClelland – Sugarcreek Borough Council  
Beth Graham Stumpf – Franklin School Board  
Keith Klingler - Oil Creek Township Citizen  
Nick Melnick – Cornplanter Township Citizen

**Guests:**

Garnet Wood –Franklin City Council  
Vince Witherup – Commissioner  
David Neill – EADS Group  
Dave Strickland – TMA

**Excused:**

Rodney Gladd – Clintonville Borough Council  
Dave Owens – Polk Borough Mayor  
Ken Garland – Victory Township Citizen

**Staff Present:**

Emily Donaldson  
Jason Ruggiero  
Judy Barrett  
Phil Gyskewicz

**Absent:**

Fred Krizinsky – Mineral Township Supervisor  
Brian Stoltenburg – City of Oil City Citizen

Monthly board meeting called to order by Bob Cross at 6:31 PM.

A majority was present for the meeting. The attendance of 9 board members (of the 14 current appointees) was accounted for by Emily Donaldson.

**Approval of Minutes**

Barb Crudo made a motion to accept the minutes as presented from August 19<sup>th</sup>, 2014 meeting; seconded by Willis Thomas; so moved.

**PUBLIC COMMENT ON AGENDA ITEMS**

- None

## **SPECIAL PURPOSE MATTERS**

- None

## **SUBDIVISION AND LAND DEVELOPMENT**

- Willis Thomas made a motion to amend the September agenda to remove the Venango College Pond in Oil City, Speedway in Barkeyville Borough, and Cornplanter VFD in Cornplanter from the Subdivision and land development section; seconded by Beth Graham Stumpf; so moved.
- Jason Ruggiero presented the Oil Region Astronomical Society Observatory land development to the board. The Oil Region Astronomical Society (ORAS) is proposing the construction of a new observatory off Camp Coffman Road in Pinegrove Township. Land development plans were developed by Dave Strickland of Third Millennium Architects and the engineering plans were developed by David Neil of EADS Group. Jason advised that the Plan Review Committee met to discuss the project and items mentioned on the agenda item briefing summary. The Committee determined the width of the driveway, covered under C of the conditions and restrictions section of the agenda briefing memo is the remaining land development item that must be addressed. Willis Thomas explained road way improvements in the form of road widening must be shown on the land development plans. A waiver from the performance guarantee requirement (described in article 10 section 1001 of the Venango County SALDO) was requested from ORAS in light of the fact that ORAS has a lease termination agreement with the county that provides up to 135,000 dollars for the site construction. The county solicitor has advised against granting the performance guarantee waiver request because the way the agreement between ORAS and the county is structured, the money would already be paid out leaving no security for the county should corrections/improvements to the site be needed post construction. The plan review committee's recommendation was to deny the waiver request. Willis Thomas explains the committee determined there was a way to satisfy the performance guarantee without getting a typical bond by holding back a certain amount of the money outlined in the lease termination agreement. Willis Thomas makes a motion to deny the performance guarantee waiver request from the ORAS; seconded by Mike Swatzler; So moved. Willis Thomas made a motion to grant conditional approval to ORAS with the receipt of an NPDES permit, a performance guarantee, and six copies of complete and fully executed plan sets with the correction of the remaining land development comment, addressing the width of the roads; seconded by Barb Crudo; So moved.
- Jason provided an update on various land developments. Construction at Farmers Daughter is underway and the building has been constructed. The Verizon Wireless cell tower plans in Allegheny Township have been recorded as well as Hawbakkers laydown area in Barkeyville. At the Family Dollar site in Clintonville one of the five stormwater deficiencies has been addressed. Family Dollar has requested release of their bond but was told there are four more stormwater items that must be addressed. With regards to the Venango College pond land development, their engineers have yet to address stormwater comments and the plan review committee has discuss that

- this item does not meet the requirements of a land development and therefore does not have to go before the board. Keith Klingler asked if there was still an issue regarding the owner of the adjacent property at the Clintonville Family Dollar. Jason explained that of the four remaining stormwater items that need to be addressed, two involve issues that affect the owner of the adjacent property. PennDot is working to address comments so that they can put in a driveway which may be brought to the board next month. Lucky Hills Golf Course is planning to submit plans to be voted on at the October board meeting. Taco Bell received conditional approval at August's meeting and is working to obtain a bond which is the remaining condition of their approval that must be met. Speedway Gas Station in Barkeyville has submitted revised plans that are expected to go before the board at the October meeting. The Cornplanter Fire Department land development is anticipated to go before the board at Octobers meeting as well. Bob Cross asked about the progress of the Humane Society. Dave Strickland gave a quick update explaining that construction has been briefly delayed because of foundation issues but is underway
- Jason presented a mapping project he, Phil, and Emily have been working on using a free mapping program called Arc Explorer. With that program and the use of a parcel layer provided by the Assessment office Jason and Emily were able to map recent land development and minor subdivision locations throughout the county. Per Keith Klinglers request Jason shows the board Venango County Parcel Viewer and the different capabilities the online mapping program offers.

## **OFFICER'S AND COMMITTEE REPORTS**

- Executive Committee – Bob Cross asked Judy if she could offer an update on finding someone interested in filling the board vacancy. Judy explained there was someone who may be interested. She also stated that Fred Krizinsky has served on the board for ten years and will not be eligible for reappointment. Bob suggested advertising in the newspaper the board vacancies, Judy explained that the commissioners place a general ad in the paper about board vacancies and that is usually at the end of the calendar year. Bob mentioned that he would set up a time with Judy to discuss topics for the upcoming annual meeting. Judy advised about the budget hearing with the commissioners, explaining that the planning department is fully staffed and the department's budget has gone down.
- Plan Review Committee – Nothing further to report
- COG – No COG representative present
- DEP Roundtable – Keith Klingler reported that John Guth was appointed the new Regional Director of Meadville DEP. Keith gave a synopsis of the presentation he attended where John Guth demonstrated how he helped Erie Coke Corporation comply with regulations so they did not have to shut down.

## **EXECUTIVE DIRECTOR'S REPORT**

- Judy Barrett advised the award was received for 45,000 dollars in stormwater BMPs for Wilson Park. Judy would like to have next month's Long Range Transportation plan meeting prior to the October board meeting. Judy spoke with O.C. Bell about obtaining capital dollars for airport projects. Oil Region Alliance is submitting a brownfield planning grant to EPA. Blue Print Communities project with the Federal Home Loan Bank in the Southern part of the county is half way through completion. Judy spoke to two engineers about implementing a project to provide walkways between Franklin and Sugarcreek to get pedestrians off the road.

## **PUBLIC COMMENT - GENERAL**

- None.

Motion to adjourn 7:29 PM was made by Willis Thomas, seconded by Mike Swatzler; so moved.

Respectfully Submitted,  
Emily Donaldson