

2012 Annual Report

Venango County Regional Planning Commission



MISSION STATEMENT

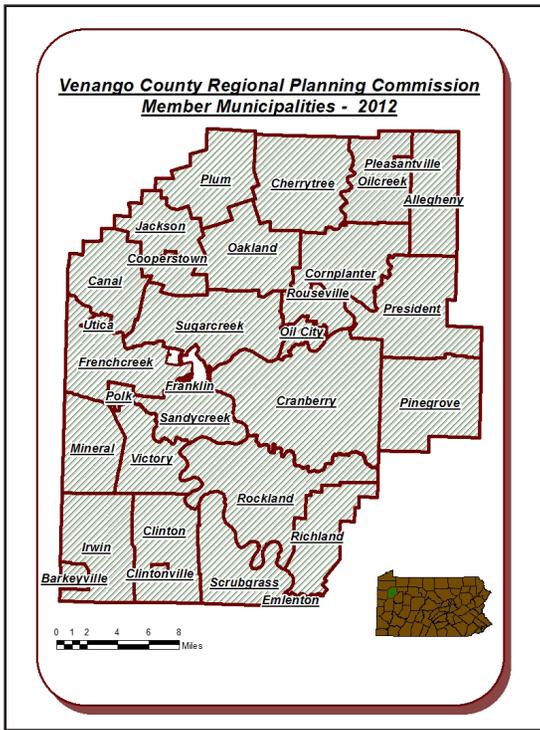
The mission of the Venango County Regional Planning Commission (VCRPC) is to support and advise all municipalities, other partners and organizations to aid in growth, development and land use in accordance with the comprehensive plan.

The Venango County Planning Commission was created in 1961 and consisted of a nine-member board. In 2005, the Venango County Planning Commission became the Venango County Regional Planning Commission consisting of a fifteen-member board comprised of Venango County residents, elected officials and three members from the area COGs. All members are appointed by the Venango County Commissioners. The Commission employs a staff of five full-time employees to carry out the administrative and technical responsibilities. These responsibilities include county-wide comprehensive and functional planning in the areas of community development, housing, stormwater management and recycling. The Commission also compiles and analyzes information about county characteristics and trends for use in evaluating proposed activities and projects and in preparing studies and plans.

Technical assistance is provided to county and local agencies on numerous matters including planning, zoning, subdivision and development. The Commission administers the county Subdivision and Land Development ordinance, which requires that plans for subdividing land or engaging in major land development be reviewed and approved by the Commission. The Planning Commission maintains a library of publications and data used by the Commission in carrying out its responsibilities and made available for use by other agencies and individuals.

The Venango County Regional Planning Commission coordinates its efforts with local and regional planning organizations. One of the County Commissioners serves on the Northwest Pennsylvania Regional Planning and Development Commission Board, which includes representation from Clarion, Crawford, Erie, Forest, Lawrence, Mercer, Venango and Warren counties. The VCRPC is a member of both the Pennsylvania and American Planning Associations. The Planning Commission's functions and responsibilities are governed by State law, primarily the Pennsylvania Municipalities Planning Code, which provides for the creation, funding and operation of planning commissions at the discretion of each municipal or county government.

Venango County Regional Planning Commission 2012 Member Municipalities



- Allegheny Township
- Barkeyville Borough
- Canal Township
- Cherrytree Township
- Clinton Township
- Clintonville Borough
- Cooperstown Borough
- Cornplanter Township
- Cranberry Township
- Emlenton Borough
- Frenchcreek Township
- Irwin Township
- Jackson Township
- Mineral Township
- Oakland Township
- City of Oil City
- Oil Creek Township
- Pinegrove Township
- Pleasantville Borough
- Plum Township
- Polk Borough
- President Township
- Richland Township
- Rockland Township
- Rouseville Borough
- Sandycreek Township
- Scrubgrass Township
- Sugarcreek Borough
- Utica Borough
- Victory Township

- VCRPC Committees**
- Executive Committee
 - Plan Review Committee
 - Affordable Housing Committee

2012
Venango County Board
of Commissioners

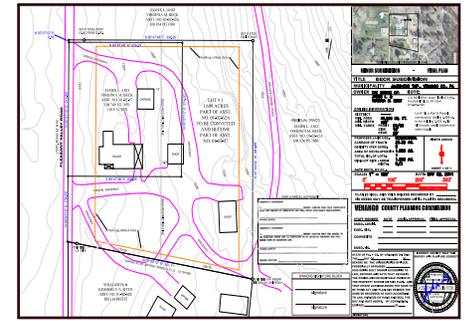
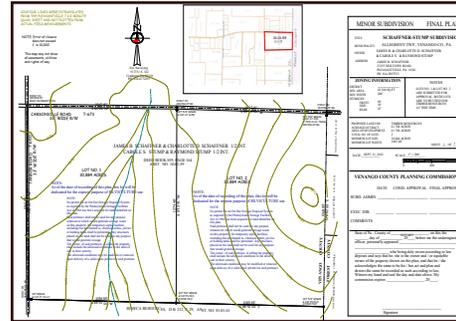


Timothy S. Brooks
Vincent L. Witherup
Bonnie S. Summers

There are many benefits to joining the VCRPC including assistance with planning, grant documents, waived fees for subdivisions, and specific project development.

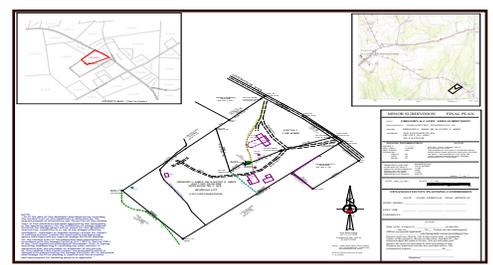
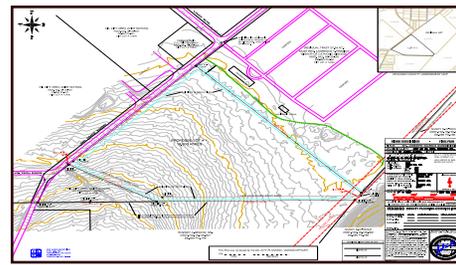
For more information, please contact Judy Barrett, Executive Director of VCRPC, at (814)432-9681.

Subdivisions



In 2012, there were a total of 62 subdivisions approved by the VCRPC. For the second year in a row, Cranberry township had the most activity with 13 subdivisions in the last year. Over the last two years, Cranberry has had 22 subdivisions total, accounting for 17% of the County's total subdivisions during that time period.

2012 Subdivision Report (Minor, Major and Land Developments)													Total
Municipality	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
Allegheny													0
Barkeyville													0
Canal	2	1			1			1					5
Cherrytree					1								1
Clinton										1			1
Clintonville													0
Cooperstown													0
Cornplanter									1				1
Cranberry	1	1	1		1	3			1	1	2	2	13
Emlenton													0
Franklin		1											1
Frenchcreek					1								1
Irwin						1							1
Jackson	1											1	2
Mineral		1											1
Oakland				1									1
Oil City												1	1
Oil Creek													0
Pinegrove	1					1							2
Pleasantville													0
Plum											1	1	2
Polk									1				1
President													0
Richland												1	1
Rockland		1		1	1	1		1	2				7
Rouseville	1										1		2
Sandycreek		1				1					1		3
Scrubgrass	1						1	2			1		5
Sugarcreek		1		2			1	2				1	7
Utica													0
Victory			1	1	1								3
Monthly Total	7	7	2	5	6	7	2	6	5	2	6	7	
Year to Date	7	14	16	21	27	34	36	42	47	49	55	62	



2012 SALDO Update

The County last updated the Subdivision and Land Development Ordinance (SALDO) in November of 2011. Responding to the wishes of local surveyors however, Planning Commission staff began discussions on additional revisions in October of 2012.

In order to understand the concerns of those that work with the SALDO, staff invited all local surveyors to a meeting in the Courthouse Annex to discuss possible changes and amendments.

The meeting proved to be a very effective forum for discussing concerns with the current SALDO. Items being considered for revision would ease the requirements for minor subdivisions and re-introduce a separate set of requirements for Part & Parcels where no additional lot is being created.

The proposed changes were met enthusiastically by local surveyors. The Planning Commission staff has been busy finalizing revisions and is prepared to move forward with the formal amendment process.



Land Developments

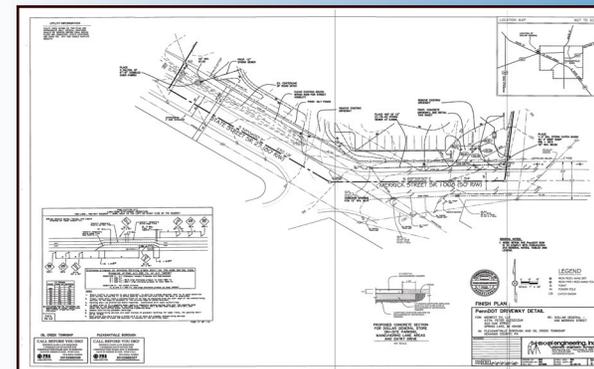
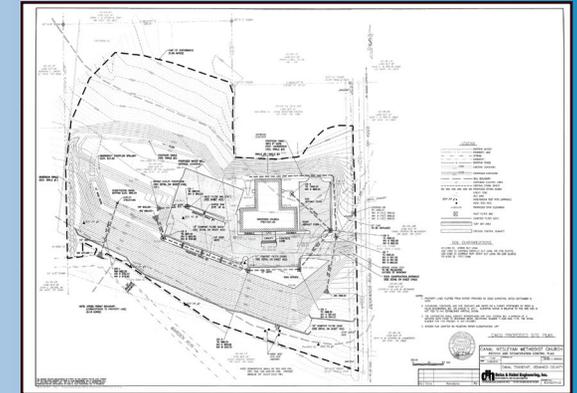
The Planning Commission received 8 Land Development Applications in 2012.

Three-quarters of these applications were received in the last quarter of the year, which resulted in the review of several developments being carried over into the

next calendar year. The VCRPC expects most of the outstanding developments to gain approval in early 2013.

Many items that need to be addressed before Land Developments gain final approval were issues concerning the newly adopted Act 167 requirements. These requirements were mandated by the Department of Environmental Protection to be adopted by all counties and municipalities throughout Pennsylvania. While Venango County municipalities adopted the model ordinance, there is clearly a learning curve for developers and engineers. The VCRPC expects that, as the developers become more familiar with the regulations, submissions will improve and the Land Development review process will speed up significantly.

To help remedy this situation the Planning Commission has applied for a Greenways Block Grant to educate local officials and developers on the new Act 167 requirements.



Venango County
Regional Planning Commission

Gas & Oil Drilling Activity



Throughout the year, the VCRPC receives many Act 14, Act 67 and Act 68 permit reviews. During 2012 three Marcellus Shale Stormwater plans were approved.

All three of those stormwater approved well sites have begun the drilling process and Planning Commission staff has visited well pads to ensure that proper Erosion & Sedimentation and Stormwater controls were in place.

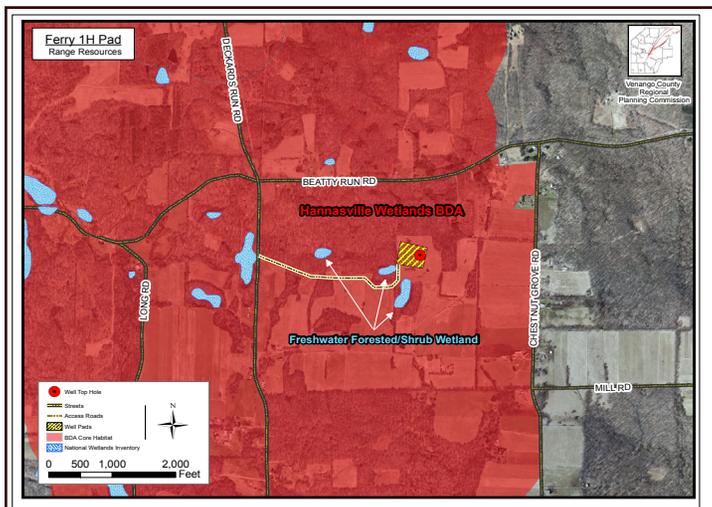
In November, Karen Wenner, Jason Ruggiero and Tom Best went on-site to the Brosius Utica

Well and toured the facility with Chevron employees.

From this meeting additional meetings were set up to address emergency management and safety concerns for local first responders.

The county has also received a significant amount of well permits for shallow oil and gas wells. One developer alone submitted plans for 69 shallow wells within one project area.

GIS Map of an Unconventional Well Pad



To the left is a GIS map of Range Resources Ferry 1H Pad near Beatty Run Road.

The yellow rectangle shows the proposed well pad site and the surrounding red area is the location of the Hannasville Wetlands BDA (Bio-diversity Area). The blue areas show existing wetlands from the National Wetlands Inventory.

Stormwater Management

& Act 167

New stormwater regulations made for a busy year regarding stormwater management in Venango County.

Between submissions from Small Project Applicants, oil & gas drillers, and developers looking to expand or relocate their operations to Venango County, there were often multiple stormwater reviews underway.

In order to address compliance issues with submissions the Planning Commission has teamed up with the Venango County Conservation District, the Pennsylvania Department of Environmental Protection, local building code officials and the Pennsylvania State Association of Township Supervisors (PSATS) in order to put together a workshop educating local government officials.

DEP officials believe that this workshop will be the first of its kind in the state where local officials and developers are brought together for a coordinated education effort designed to smooth the process from conception to construction. The first training will be held in early 2013 and the VCRPC has applied for a Greenways Block Grant in order to



Rain gardens are an excellent way to infiltrate stormwater runoff. Here is an example of a rain garden outside of the Nature Lodge at Two Mile Run County Park.



Detention ponds are another DEP-approved BMP for stormwater infiltration. Here is an example of a detention pond at Canal Wesleyan Methodist Church.

secure funding assistance. Eventually four trainings total will be held and will expand to include education for all individuals involved in stormwater management including contractors, engineers, surveyors and architects.

Planning Outreach

Route 8 "Complete Streets" Final Study Released



The Route 8 Sugarcreek/Franklin Complete Streets Final Study was released by McCormick Taylor in 2012.

This study is focused on providing alternatives that would foster easier and safer routes for pedestrian/bicycle traffic to move through the Route 8 corridor.

Affordable Housing

In 2012, the Venango County Commissioners awarded over \$10,000 total in assistance to four first time home buyers in Venango County.

The First-Time Home Buyers Program is administered through the VCRPC and is designed to help county residents receive assistance to help them purchase their first home.



Venango County Regional Planning Commission

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Planning Venango County's future. It's your county.

Pricing Guidelines for the VCRPC

VCRPC Municipal Membership Fees - \$0.50 per capita

GIS Mapping

Existing Maps	8.5" x 11"	\$5.00
	11" x 17"	\$10.00
	42" x 36"	\$45.00
Custom Map Development		\$50.00/hour

No charge for mapping for direct member municipalities

Garbage Hauler's Fee - \$25

Community Development Block Grants Administration - 18%

Subdivision Fees - Minor
\$0.00 for applicants in member municipalities
\$100 for applicants in non-member municipalities
\$30 for Register and Recorders

Subdivision Fees - Major Land Development
\$300 - \$500 plus direct costs for engineering review
\$18.50 for the first three pages of an agreement to be recorded (O&M, E&S, etc.) \$2.00 each additional page

Grant Writing - \$60.00/hour

Grant writing free to member municipalities
Grant administration fees - \$60.00/hour or an allowable/negotiated percentage of the grant

CDBG Environmental Review/General PNDI Search - \$60.00/hour
Land Use and Ordinance Preparation/Administration - \$60.00/hour
CDBG/HOME/ESG Applications - \$3,500 plus \$500 per project activity
Desktop Publishing - \$60.00/hour
Storm-water Review Fee (Small application; 1000-5000 sq. ft.) - \$30.00

Chair: Debra Kapp Vice-Chair: Garnet Wood See/Treasurer: Dave Owens
Executive Director: Judith Downs



HOME Grant

To further economic development and improve housing market stability in Venango County, the Venango County Regional Planning Commission has established a HOME Program with the help of grant funding from DCED.

The County was awarded housing rehabilitation monies in 2012 totaling \$480,000, \$300,000 for Rouseville Borough and \$180,000 for Cornplanter Township. In addition to this grant award, Venango County provided another \$40,000 for the Rouseville project and another \$20,000 for Cornplanter, bringing the total project funding to \$540,000.

Funding will be utilized to rehabilitate distressed properties in these communities with a goal of improving the housing stock. The VCRPC has initiated the process of accepting pre-applications from local residents requesting up to a maximum of \$20,000 in assistance.



Staff attended the Lead Consortium training/forum in Clearfield, Pa. last October and intends to partner with Lawrence County Social Services to blend funding for lead assessment on the project.

When rehabilitating older homes, using lead-safe practices are critical for contractor and homeowner safety. The VCRPC has been busy securing lead assessment funding and has attended trainings on proper lead-safe protocols.

In the pictures above and to the right, contractors are shown using lead-safe practices while safely rehabbing homes.



CDBG

Community
Development
Block
Grant



The Community Development Block Grant (CDBG) activities in Venango County for 2012 included a total of four improvements, renovations and construction projects.

The Venango County Regional Planning Commission provided administrative assistance with regards to these projects, which took place in Emlenton Borough, Two Mile Run County Park, Clintonville borough and Sandycreek Township, for a total funding allocation of \$219,087.36

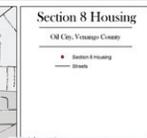
A variety of architectural barrier removals and recreational improvements were performed to pavilions at Two Mile Run County Park and to the Crawford Center in Emlenton Borough. The funding



In the picture above, contractors work on the Clapp Farm sewer line project. The funding allocated for these activities was \$17,698.48 and \$20,000 respectfully. In addition, Clintonville Borough received \$123,274.80 for updates to its sewer system.

In conjunction with Appalachian Regional Commission (ARC) grant funding from Housing and Urban Development (HUD), the County continued to utilize JMT Engineering to develop plans for the Sandycreek Township Debence Drive Extension. This project will extend the roadway, along with water and sewer lines, to connect with Morrison Run Road.

Lastly, Venango County Regional Planning Commission teamed up with Clarion County Planning to host a "Tools for Federal Project Compliance" training at the Small Business Development Center, Clarion University. This training was intended for local contractors (construction) as well as program administrators to provide education and updates on Davis Bacon labor standards, Minority Business Enterprises/Women's Business Enterprises (MBE/WBE) and Section 3 compliance.



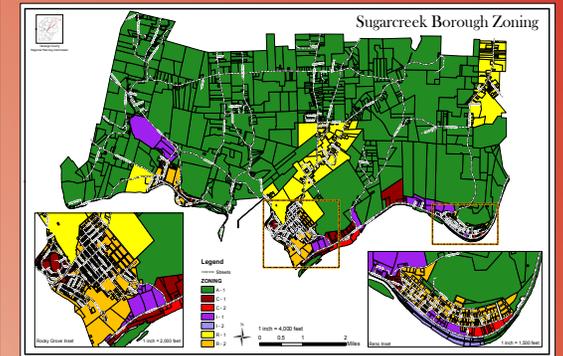


Mapping/GIS Initiatives

2012 was a busy year for the GIS department at the Planning Commission.

Multiple mapping projects were completed in the last year that helped foster economic development within the county and/or mitigate hazards which frequently require tax dollars for repair.

In addition to these projects, during the last year Alex Smith completed the coursework to become a certified floodplain manager. He also completed mapping work that fostered Marcellus Shale gas development, zoning changes and housing revitalization throughout the county.



As 2012 ended, Alex also became an important player in the administration of the Chubb & Morrison Run LPDM Grant.

The mapping and support work for this project will continue through 2013 as discussions are held with FEMA and PEMA officials on the project scope and cost.





County-wide Recycling Cleaning Up with Special Collections

The County hosted its third consecutive yearly Electronics/E-waste collection at the Cranberry Mall on November 3rd, 2012. Residents took full advantage of this event with new legislation banning covered electronic devices from the landfill to take effect in January 2013.



JVS Environmental was forced to bring in extra box trucks in order to account for the extra tonnage generated by Venango County's record-setting collection.

The total tonnage collected was up 19% from 2011's event with over 300 households in attendance. The DEP R2 certified E-waste recycler, JVS Environmental, was again utilized for this collection; and they reported record numbers for the collection. Total daily weights reported included: 20,106 lbs. of Televisions, 7,509 lbs. of Computer Monitors, 7,308 lbs. of PC/Laptops and 18,532 lbs. of Misc. Electronics.

In 2012, Venango County initiated the process of updating its Solid Waste Management Plan per DEP requirements with assistance from a 901 Planning grant. The purpose of the revised plan is to assure necessary landfill requirements are met, as well as developing processes/directives in which

recycling diversion goals are continually met and/or exceeded county-wide. The county Solid Waste Advisory Committee met in August to discuss these directives and will meet throughout 2013 to make recommendations to strengthen the new plan.



Venango County residents took full advantage of the 3rd Annual Electronics/E-Waste Collection at the Cranberry Mall. Over 300 households utilized the collection, setting a new record for tonnage collected.

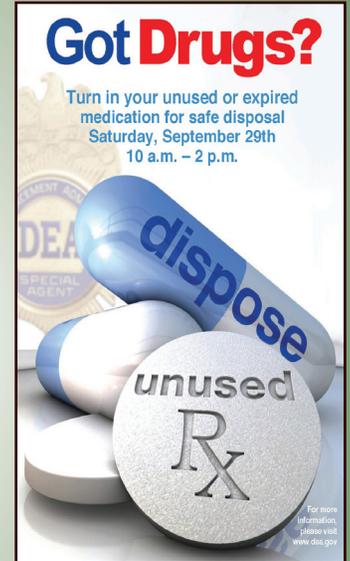


County-wide Recycling Cleaning Up with Special Collections

In the last four years, Venango County recycling made many significant strides in material diversion and attaining targeted goals county-wide. In 2011-2012, this was illustrated through the continued success of special collection events as well as residential/commercial recycling participation on the whole.

The Annual Recycling Report for 2011 detailed the County's achievement of meeting DEP's targeted goal of 35% material diversion for the very first time with a rate of 35.74%.

On April 28th, the County participated in its third Pharmaceutical Collection hosted in conjunction with the DEA and local municipal/county sheriff law enforcement agencies. Drop-off sites were again established throughout the County (i.e. City of Franklin, City of Oil City, Sugar-creek Boro., Pleasantville Boro., Emlenton Boro. and Cranberry Township) to cater to residential needs throughout the region. The collection netted 194 lbs. of toxic pharmaceuticals to be properly incinerated by DEA - successfully diverting them from the normal solid waste stream/water supply.



Venango County Sheriffs Deputies played an important role in the 2012 Pharmaceutical Collection.

In this picture two Venango County Sheriff's Deputies work at a drop-off site in the Courthouse Annex Conference Room.

Staff Training & Conferences

- APA National Conference
- PA APA Conference
- Pipeline Safety Training
- PMPEI Course in Subdivision and Land Development
- Sourcewater Protection Act 13 Training
- CDBG HOME Training
- PA Data Users Conference
- Northwest PA GIS Conference
- CDBG Conference
- Official Map Training
- Floodplain Management
- PA Lead Hazard Control Grant Consortium
- CDBG Tools for Federal Compliance
- CNG (Compressed Natural Gas) Training Seminars
- Marcellus Shale Education Seminars
- Benefit-Cost Analysis (BCA) Refresher Course
- PROP (Professional Recyclers of PA) Certification
- FEMA Benefit Cost Analysis Training

Boards & Committees

- Cranberry General Authority
- Main Street Design Committee
- Venango County Affordable Housing Trust Board
- Solid Waste Advisory Committee
- Oil City Redevelopment Authority
- Oil City Blight Committee
- DEP Roundtable
- Venango Regional Airport
- Oil Region COG

2012 VCRPC Annual Meeting

Two Mile Run Nature Lodge

November 17th



The Venango County Regional Planning Commission met on November 17th at Two Mile Run County Park for their annual work session. During the work session, board members work with Planning Commission staff to review work plan initiatives from 2011, assess the progress from 2012, and to put forth new goals for 2013.

The work session provided an opportunity for board members to give their perspectives on what the Planning Commission should focus on in 2013.

Other topics of discussion included providing education or training for board members at monthly meetings, additions to the 2013 work plan, working with ORA to facilitate economic development within the county and staff reviews on the status of current plans.

2013 Work Items

- SALDO Updates
- HOME Grants
- BCA Grant
- Stormwater Education
- Grant Writing
- Membership Services such as:
Liquid Fuels, Housing, Mapping,
Grant Writing, Subdivision &
Land Development Review, Zoning
Reviews, Recycling, Ordinance
Administration
- Floodplain Ordinances and Mapping
- Stormwater Ordinance Administration for Members
- Solid Waste Plan Review
- Community Development Block Grant Administration

2012 Venango County Regional Planning Commission Board Members

Debra Kapp - Chair
Garnett Wood - Vice-Chair
Dave Owens - Secretary/Treasurer

Fred Krizinisky
Willis Thomas
Marc Rickard
Robert Cross
Amanda Slider
Nick Melnick



Keith Klingler
Ken Garland
Bill Flockerzi
Rodney Gladd
Harold Best
Barb Crudo

VCRPC Staff

Judith Barrett
Karen Wenner
Erik Johnson
Alex Smith
Jason Ruggiero

Executive Director
Shared Municipal Services
Recycling Coordinator/Planner II
GIS Mapping/Planner I
Subdivision Administrator/Planner I



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