

**Venango County Regional Planning Commission
Minutes
Meeting August 18, 2015**

Those present at the public meeting of the Venango County Regional Planning Commission held at the FICDA building at 6:30 P.M.

Present:

Mike Swatzler – Venango Conservation District
Bob Cross – Oil City Controller
Albert Abramovic – City of Franklin Citizen
John McClelland – Sugarcreek Borough Council
Keith Klingler – Oil Creek Township Supervisor
Dave Owens – Polk Borough Mayor
Garnet Wood – Franklin City Council
Greg Miller – Irwin Township Supervisor
Nick Melnick – Cornplanter Township Citizen

Guests:

Sheila Boughner – Derrick/News Herald
Vince Witherup – Venango County Commissioner

Excused:

Rodney Gladd – Clintonville Borough Council

Absent:

Barb Crudo – Oil City Mayor
Ken Garland – Victory Township Citizen

Staff Present:

Jason Ruggiero
Phil Gryskewicz
Emily Donaldson
Erik Johnson

Monthly board meeting called to order by Bob Cross at 6:30 P.M.

A majority was present for the meeting. The attendance of 9 board members (of the 12 current appointees) was accounted for by Emily Donaldson.

APPROVAL OF MINUTES

- Keith Klingler made a motion to accept the minutes as presented from the July 21, 2015 meeting; seconded by Dave Owens. So moved.

SPECIAL PURPOSE MATTERS

- A motion was made by Chip Abramovic to amend the agenda to include Vice-Chair nominations under special purpose matters; seconded by Garnet Wood. So moved. Bob

Cross asked for a volunteer to serve as vice chair of the planning commission. There were no volunteers so Bob asked that in the next 30 days should someone be interested in serving as vice-chair contact either Bob Cross or the planning commission. Should no one show interest, the matter will be discussed again at the next planning commission meeting.

SUBDIVISIONS AND LAND DEVELOPMENTS

A. Cranberry Retail Plaza – Cranberry Township

- Cocca Development is proposing the development of a retailer plaza in Cranberry Township, to be located at the southwest corner of Home Depot Road and US 322. The proposed development will consist of two 11,120 sq. ft. retailer buildings and a 19,760 sq. ft. retailer building. Cocca Development is planning to utilize the existing stormwater pond located across Home Depot Road on land owned by Home Depot. The county engineers are asking Cocca Development to verify that the existing stormwater pond is functioning and can support the additional volume. No lighting plan has been provided at this time. A landscaping plan has been submitted that proposes plantings approximately every 120 feet. The landscaping plan also proposes the use of crab apple trees, which are not salt tolerant. Because of this the board is being asked to look at the location and spacing only. Planning staff is working with the county engineer to obtain a list of salt resistant species that can be utilized in this development to ensure longevity of the plantings as salt intolerant plantings would not be appropriate to use at this location.
- John McClelland suggested that the commission recommend a dedicated walk way or other type of pedestrian connection to and from each building.
- The proposed spacing of the trees along the side of the property adjacent to US 322 is not satisfactory to the commission but the spacing of the other sides of the property are sufficient.
- Keith Klingler asked if the commission is requiring this developer to do something that was not required for the other developments in the area regarding screening. Jason Ruggiero explained that it is something that previous developers were not asked to do but if screening is a concern you have to start somewhere.
- The commission feels additional screening can be achieved through more plantings or larger plantings
- Keith Klingler made a motion to accept the landscaping plan as presented for the 3 sides of the property that do not adjoin US 322 but landscaping for the side of the property adjacent to US 322 must be altered to show either additional plantings or larger plantings that provide more screening, all of which with the understanding that the proposed species of plantings will be changed to a more appropriate variety; seconded by Dave Owens. So moved.
- John McClelland made a motion to request the three retailer buildings be connected in some fashion for pedestrian access; seconded by Garnet Wood. So moved.

B. Cornplanter Volunteer Fire Department – Cornplanter Township

- Cornplanter Volunteer Fire Department is proposing the construction of 11,900 sq. ft. 6 bay fire station adjacent to the existing Cornplanter Fire Station. Lennon, Smith and Souleret Engineering were hired as the design engineers for this project before they were retained as the county engineering firm, because of this Rich Craft of Olsen &

Associates is conducting the stormwater review for this project. The applicant has requested a Highway Occupancy Permit from PennDot and has secured an NPDES permit from the Venango Conservation District. The design engineer has proposed a stormwater detention basin as well as an underground stormwater detention tank to account for the increase in impervious area. This land development was brought before the board for informational purposes only and is not ready for action at this time.

C. Allegheny Mountain Hardwoods – Richland Township

- Allegheny Mountain Hardwoods is proposing to construct a 20,000 sq. ft. building off Route 38 in Richland Township to store/produce hardwood flooring. The site of the proposed building is currently a limestone parking area, because of this Richland Township has accepted the applicant's argument that the site is already impervious in nature and has waived their stormwater ordinance requirements. The stormwater will be directed into existing ponds on the parcel. Planning staff has recommended to the township that an Operation & Maintenance agreement be obtained to ensure the ponds will be maintained. The Township has agreed that an Operation & Maintenance agreement should be required. Although this development is not ready for commission action at this time, a waiver from the parking requirements may be requested in the future as the building will be used mostly for storage and large number of parking spaces will not be necessary.
- Mike Swatzler made a motion to recommend that Richland Township requires an Operation and Maintenance agreement that clearly specifies maintenance levels of the ponds, as the current condition of the ponds is unknown; seconded by Nick Melnick. So moved.

D. Belmar Trail Addition Waiver Request – Rockland Township

- A waiver is being requested from section 506.C of the Venango County SALDO that states "all lots shall abut on a street or private road with a minimum fifty (50) feet of frontage on that street." Allegheny Valley Trails is proposing to add a 2.12 acre piece of land to parcel 24-02-07 which is an existing 0.88 acre parcel that currently has no road access. The existing parcel of land is for recreational purposes and the intended use of the 2.12 acre addition is to construct a bike ramp for easier access to the trail. A motion to approve the waiver for insufficient road frontage was made by Chip Abramovic; seconded by Garnet Wood. So moved.

E. Fitzgerald Waiver Update – Irwin Township

- Emily Donaldson reported that she spoke with Mercer County Joint Sewage and there records show no septic permit for the address 497 Georgetown Road, nor a permit under the name of Gatto or Fitzgerald. Emily called Richardson Inspection Services who issued the building permit for the manufactured home and they reported that because Irwin Township is not one of their clients they issued the building permit with the understanding that there was an existing private working septic but did not verify septic permitting before issuance of the building permit. The county solicitor advised that a letter be sent to Mr. Fitzgerald stating a deadline of September 1, 2015 to provide the septic permit verification. Nick Melnick recommended contacting Sewage Enforcement Officer Pat Kelley to see if he has any knowledge of the situation.

OFFICER'S AND COMMITTEE REPORTS

- *COG Representative* – The next COG meeting will be held Thursday August 20th at Sandycreek Township.
- *DEP Roundtable Update* – No Meeting
- *Comprehensive Plan Update* - There was a work session held before the regular board meeting where the environment section of the existing plan was discussed. There was also a discussion of Marcellus shale drilling and how the updated comprehensive plan should address shale drilling in the county.

EXECUTIVE DIRECTOR AND STAFF REPORTS

- Phil Gryskewicz reported that they have received the land appraisals for the LPDM grant for Chub and Morrison Run and they have begun contacting land owners.

PUBLIC COMMENT – GENERAL

- Bob Cross asked that the commission reach out to community members to see if anyone would be interested in filling one of the three vacancies we currently have on the board. Jason Ruggiero informed that John Neidich, a local land surveyor has expressed interest in serving on the board.

A motion to adjourn at 7:29 p.m. was made by Chip Abramovic; seconded by Keith Klingler. So moved.

Respectfully Submitted,
Emily Donaldson