

**Venango County Regional Planning Commission  
Minutes  
Meeting September 15, 2015**

Those present at the public meeting of the Venango County Regional Planning Commission held at the FICDA building at 6:39 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  
Nick Melnick – Cornplanter Township Citizen  
Barb Crudo – Oil City Mayor

**Guests:**

Marc Hugus – Citizen  
Chad Leta – Citizen

**Excused:**

Rodney Gladd – Clintonville Borough Council  
Garnet Wood – Franklin City Council

**Staff Present:**

Jason Ruggiero  
Phil Gryskewicz  
Emily Donaldson  
Erik Johnson

**Absent:**

Ken Garland – Victory Township Citizen  
Dave Owens – Polk Borough Mayor  
Greg Miller – Irwin Township Supervisor

Monthly board meeting called to order by Bob Cross at 6:39 P.M.

A majority was present for the meeting. The attendance of 7 board members (of the 12 current appointees) was accounted for by Emily Donaldson.

**APPROVAL OF MINUTES**

- Albert Abramovic made a motion to accept the minutes as presented from the August 18, 2015 meeting; seconded by Mike Swatzler. So moved.

**SPECIAL PURPOSE MATTERS**

- Mike Swatzler expressed interest in filling the position of secretary/treasurer currently served by Dave Owens, should Dave choose to fill the vacant vice-chair position. A recommendation was made to table the issue until next month.

## **SUBDIVISIONS AND LAND DEVELOPMENTS**

### ***A. Kenneth W. Loney Subdivision Waiver Request – Oil Creek Township***

- Emily Donaldson advised that Kenneth W. Loney is requesting a waiver from section 506.A.1.a of the Venango County SALDO that requires lots with private water wells and septic tanks to have a minimum width of 200 feet at the building line. There are currently two residential structures on one 5.70 acre lot in Oil Creek Township which is a violation of section 506.F of the SALDO. The proposed subdivision would create a 4.70 acre lot and a 1 acre lot, bringing the Loney's into compliance with section 506.F by separating the residential structures to their own respective lots but would fail to meet the 200 foot minimum width requirement at the building line. Planning staff spoke with Oil Creek Township who advised that public sewer is anticipated to be run along that section of State Route 227 in the summer of 2016. The Venango County SALDO requires lots that are served by public sewer and private water to have a minimum width of 125 feet at the building line, both of the proposed parcels would meet this minimum width requirement for public septic and private water. Mike Swatzler made a motion to approve the requested waiver; seconded by Barb Crudo. So moved.

### ***B. Allegheny Mountain Hardwoods Waiver Request– Richland Township***

- Emily Donaldson advised that Allegheny Mountain Hardwoods is proposing to construct a 20,000 sq. ft. building off Route 38 in Richland Township to store/produce hardwood flooring. Allegheny Mountain Hardwoods is requesting a waiver from section 504.B of the Venango County SALDO which requires land developments to provide not less than 1 parking space for each 200 sq. ft. of gross area, exclusive of storage area. A portion of the building will be used as a warehouse and therefore excluded from the parking requirement and the other portion will be used for production. Allegheny Mountain Hardwoods feels that because no additional employees are projected, no additional parking spaces are necessary. Keith Klingler made a motion to approve the requested waiver; seconded by Albert Abramovic. So moved.
- Bob Cross asked about a discussion last month regarding the maintenance levels of the stormwater ponds. Jason Ruggiero advised maintenance levels have not yet been established.

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

- *COG Representative* – Albert Abramovic said that Trenton Moulin attended last month's COG meeting in Sandycreek to talk about the nonprofit work that bridge builders does. Erik Johnson explained that he gave an update on the restructuring of the Planning Commission since Judy Barrett's retirement as well as the potential for a county wide

recycling center, and land acquisition for the center, should grant funding become available. The next COG meeting will be held in Franklin on Thursday September 17<sup>th</sup>

- *DEP Roundtable Update* – Keith Klingler informed that at the last meeting a representative from DEP gave a presentation on a new air quality mandate from the Environmental Protection Agency.
- *Comprehensive Plan Update* - There was a work session held before the regular board meeting where the transportation section of the existing plan was discussed. Several PennDot representatives and other transportation representatives were present. A survey created to collect community input for the comprehensive plan is now available on the Venango County website and hard copies of the survey will be made available in various locations.

### **EXECUTIVE DIRECTOR AND STAFF REPORTS**

- Jason Ruggiero reported that he and Erik Johnson are preparing for the changes that are being made to the Community Development Block Grant program. The state is mandating that Boroughs and Townships with a population under 10,000 can no longer administer their own CDBG programs. The county will now be responsible for administering Cranberry Township and Sugarcreek Borough's CDBG allotments. Several past CDBG contracts awarded will be monitored. Emily Donaldson is being trained to administer land developments and interviews to replace the Planner I position will begin on Friday. DCED has been inquiring into additional information provided in the Multi Modal Fund grant application.
- Emily Donaldson reported that she is continuing to administer subdivisions while being trained on land development administration. Work is continuing for the comprehensive plan update and the planning Department is continuing to offer support to the Land Bank.
- Erik Johnson reported that the county wide electronics collection will be held at the cranberry mall in November. Televisions are limited to 1 per vehicle. There will be a \$15 charge for each item containing Freon, \$1 per florescent bulb and no alkaline batteries will be accepted.
- Phil Gyskewicz gave an update on the LPDM grant, the appraisals for the properties were prepared and one property owner is hesitant to accept the fair market value being offered for the property. Should the land owner decline the fair market value offer the project will not be able to move forward, as the cost benefit analysis would not be met.

### **PUBLIC COMMENT – GENERAL**

- None

A motion to adjourn at 7:32 p.m. was made by Chip Abramovic; seconded by Mike Swatzler. So moved.

Respectfully Submitted,  
Emily Donaldson