

Venango County Regional Planning Commission
Minutes
Meeting August 21st, 2012

Those present at the public meeting of the Venango County Regional Planning Commission held in Room 100 at the Courthouse Annex.

Debbra Kapp
Barb Crudo
Amanda Slider
Willis Thomas
Garnet Wood
Bill Flockerzi
Nick Melnick
Rodney Gladd
Dave Owens
Harold Best
Bob Cross

Guests:
Sheila Boughner
Bonnie Summers
John Petulla
Brady Petulla

Excused:
Ken Garland

Staff Present:
Erik Johnson
Alex Smith
Karen Wenner
Judy Barrett
Jason Ruggerio

Absent:
Keith Klingler
Fred Krizinsky

Resigned:
Marc Rickard

Monthly board meeting called to order by Debb Kapp at 6:31 PM.

A majority **was** present for the meeting. The attendance of 11 board members was accounted for by Erik Johnson.

A motion was made by Barb Crudo to approve the minutes from July 17th, 2012, seconded by Willis Thomas; so moved. An additional motion was made to ratify all action items from July 17th by Bob Cross, seconded by Barb Crudo; so moved.

PUBLIC COMMENT ON AGENDA ITEMS

- None

SPECIAL PURPOSE MATTERS

- Attorney Schuffstall from Northwest Savings Bank gave an informative presentation on Unconventional Gas Drilling. He provided hand outs and addressed issues regarding shale formations, local impacts, infrastructure, jobs, etc.
- John Petulla from McCormick Taylor gave a presentation on Sugarcreek/Franklin “Complete Streets” study they have been working on.

SUBDIVISION AND LAND DEVELOPMENT

- Weckerly Waiver Request (part & parcel): Alex Smith presented this waiver request to board. He advised the subdivision does not meet the minimum lot requirements; however, by adding this part and parcel to the adjoining lot, which is currently a substandard lot size as well, it brings the lot closer to conforming to SALDO standards. He stated that the septic system is accounted for and not close to the new lot; and, that the VCRPC staff recommends to move for approval. A motion was made by Barb Crudo to approve the waiver as presented, seconded by Willis Thomas; so moved.
- Woodlands Subdivision: Harold Best gave a detailed presentation to the Board regarding adding three additional sub lots to the existing Woodlands development. Karen Wenner explained the staff had questioned whether the addition of these lots would constitute a major subdivision or be classified as a land development. Garnet Wood stated that the Plan Review Committee met regarding this and established it to be a land development. Therefore, staff recommendation is to submit this as a land development – with stormwater plans and E&S requirements for roadway and cul-de-sac. Motion was made by Garnet Wood to accept staff recommendation, seconded by Willis Thomas with Harold Best abstaining; so moved.
- Scheer Part & Parcel: Karen Wenner presented this part and parcel to the Board stating that Scheer bought the property in 2002 from a foreclosure and that it is 2 lots that are both below the minimum lot requirements per SALDO. In 2004, County Assessment came in and reassessed these lots (lot 31 & 37)– combining them in the process. Now an adjacent neighbor wants to buy lot 37 to add onto their property. Mr. Scheer would like this single parcel to be considered again two parcels to sell a portion of lot 37 and ultimately making lot 31 bigger – bringing it closer to a conforming lot size per SALDO. The staff recommendation is to allow the subdivision either as proposed in draft part & parcel or align the part & parcel to allow for more lot to the rear of the house on lot 31. Dave Owens made the motion to allow the subdivision as presented in the draft part & parcel, seconded by Bob Cross; so moved.
- Todd Hunter / Votash Property: Karen Wenner presented this item to the Board explaining that Todd Hunter of Rockland Township is attempting to convey .3934

acres to the adjacent Votash parcel; however the Votash property does not meet the minimum lot size. Staff recommendation is to approve the transfer of land as a non-building lot. This would require a non-building lot waiver. Harold Best made a motion to accept staff recommendation, seconded by Bob Cross; so moved.

- Unconventional Gas Well Developments: Karen Wenner advised the staff has received stormwater plans for Chevron well in Richland Twp.

OFFICER'S AND COMMITTEE REPORTS

- Executive Committee – Nothing to report.
- Plan Review Committee – Nothing further to report.
- Affordable Housing Trust Fund – Karen Wenner advised there was no meeting; but, there are two applications for first time home buyer program in process.
- COG Representatives – Alex Smith reported that he will be attending the COG meeting in Emlenton on Sept 26th.
- DEP Roundtable – Judy Barrett reported that she is the new Chair and that the roundtable will meet two more times this year. She advised that there will be a trip to tour the Franklin Brine Plant facility in September.

STAFF REPORTS

- Judy Barrett had nothing further to report.
- Karen Wenner stated that there is a total of 11 pre-applications for HOME grant funding requests from Rouseville. She also advised that Erik Johnson and she had shadowed Terry Ray in Cranberry for 3 housing inspections for the township's HOME program.
- Erik Johnson advised the board of the 2012 Electronics Collection being planned for November 3rd.

PUBLIC COMMENT - GENERAL

- None

Motion to adjourn at 8:22 PM was made by Harold Best, seconded by Barb Crudo; so moved.

Respectfully Submitted,

Erik Johnson, Planner I