

Venango County Regional Planning Commission
Minutes
Meeting June 18th, 2013

Those present at the public meeting of the Venango County Regional Planning Commission held at Courthouse Annex, Room 100, 6:30 PM.

Present:

Ken Garland – Victory Township Citizen
Mike Swatzler – Venango Conservation District
Barb Crudo – Mayor, City of Oil City
Debra Kapp – Oakland Township Citizen
Bob Cross – Oil City Controller
Willis Thomas - City of Oil City Citizen
Harold Best – Cranberry Township Supervisor
Garnet Wood – Franklin City Council
Dave Owens – Polk Borough Council
Nick Melnick – Cornplanter Township Citizen

Guests:

David Wallace – Wallace & Pancher
Bill Osborn – Osborn Materials
Bob Perrine – Atnell & Perrine
Mintu Rangru – Guru Global
Tomislav Novosel – Ana & Assoc.
Vince Witherup - Commissioner

Excused:

Amanda Slider – City of Oil City Citizen

Staff Present:

Jason Ruggiero
Karen Wenner
Emily Donaldson
Erik Johnson

Absent:

Bill Flockerzi – Oakland Township Supervisor
Rodney Gladd – Clintonville Borough Council
Keith Klingler - Oil Creek Township Citizen
Fred Krzinsky – Mineral Township Supervisor

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

A majority was present for the meeting. The attendance of 10 board members was accounted for by Erik Johnson.

Approval of Minutes

Debra Kapp made a motion to ratify the approval of the minutes from the March 19th regular meeting and May 1st special meeting; seconded by Ken Garland; so moved.

Willis Thomas made a motion to approve the minutes from May 20th regular meeting; seconded by Barb Crudo; so moved.

PUBLIC COMMENT ON AGENDA ITEMS

- None.

SPECIAL PURPOSE MATTERS

- A motion was made by Willis Thomas to recommend section 604.1 amendment of VCRPC By-laws to the County Commissioners for approval, seconded by Debra Kapp; so moved.

SUBDIVISION AND LAND DEVELOPMENT

- Ken Garland presented a summary of the Penn Dot parking lot development. Ken advised the Plan Review Committee recommends approval with previously stated conditions from last month's agenda summary. Barb Crudo made the motion for conditional approval, seconded by Dave Owens, Debra Kapp abstained; so moved.
- Willis Thomas made a motion to ratify the motion to approve Farmer's Daughter development with conditions listed in last month's agenda memo summary, seconded by Ken Garland, Harold Best voted not to approve; so moved.
- Guru Trucking was present at the meeting with engineer and prospective construction contractor to ask for a waiver regarding the outstanding performance guarantee required by the County to begin construction. Karen Wenner presented a summary of the waiver request explaining that Guru Trucking is unable to obtain funding for the performance guarantee. Tom Novesel and Bob Perrine were in attendance and spoke on behalf of Mintu Ragru. Debra Kapp advised she was hesitant to grant such a waiver as it would set a precedent for future land developments and from her knowledge no such waiver has ever been granted in the past. Karen W. and Ken G. suggested possibly looking over the cost estimate for stormwater construction/implementation in an attempt to exclude unnecessary line items; therefore, reducing the cost of the performance bond. Debra K. made a motion to deny the waiver request, seconded by Dave Owens; so moved. Additionally, Willis Thomas made a motion for Karen Wenner to review the cost estimate in attempt to reduce the bond amount by cutting unnecessary/non-stormwater related line items, seconded by Garnet Wood; so moved.
- David Wallace presented a proposed land development for Armstrong Pipeline. The development is for a natural gas pad in Mineral Township with a proposed use as yet undefined by the company. Ken Garland advised the Plan Review Committee met to discuss this project and recommend conditional approval based on agenda summary

items/conditions. Ken G. made a motion to grant conditional approval, seconded by Garnet Wood, motion was opposed by Mike Swatzler; so moved.

- Erik Johnson gave a brief summary of engineering fees still owed to the County by developers. He stated everyone is up to date on fees with the exception of two outstanding developments: East Gate Plaza and Guru Trucking. This takes outstanding balance of fees owed from ~\$18,000 from a few months ago to ~\$3,500.
- Mike Swatzler presented a brief update on Anchor Construction development stating the NPDES is in place; but, the stormwater management plan still does not meet requirements. Many on the board asked about the possibility of County enforcement by solicitor. Commissioner Witherup stated measures should be put in place so developers cannot continually ignore SALDO requirements – that some type of enforcement should be established to discourage this type of behavior.
- No report on DEP Chapter 93 designations.

OFFICER'S AND COMMITTEE REPORTS

- Executive Committee – No meeting.
- Affordable Housing Trust Board met to recommend approval for one First Time Homebuyer application and to deny another.
- COG – Garnet Wood advised of COG meeting in Frenchcreek on July 20th.
- DEP Roundtable – Keith Klingler not present to report.

STAFF REPORTS

- Jason Ruggiero reported that he and Emily Donaldson were contacted to help organize the Hazardous Mitigation meeting for APA at FICDA complex. He also stated he attended the meeting for the Oil Creek Landing Project at ORA.
- Emily Donaldson introduced herself and advised she's been busy doing some flood plain mapping projects the past few weeks since she started.
- Erik advised the board of the upcoming Household Hazardous Waste collection on July 20th at the Cranberry Mall. He mentioned he was looking for volunteers for the event and if anyone knew of someone interested to please contact him directly.
- Karen Wenner gave a brief update on the progress of the HOME grant stating 10 homes have had initial inspections to start the bidding process soon; however, Cornplanter has no pre-applications from any of its residents as of yet.

PUBLIC COMMENT - GENERAL

- None.

Motion to adjourn 7:48 PM was made by Harold Best, seconded by Willis Thomas; so moved.

Respectfully Submitted,
Erik Johnson