

Venango County Regional Planning Commission
Minutes
Meeting August 20th, 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
Fred Krizinsky – Mineral Township Supervisor
Barb Crudo – Mayor, City of Oil City
Debra Kapp – Oakland Township Citizen
Rodney Gladd – Clintonville Borough Council
Keith Klingler - Oil Creek Township Citizen
Harold Best – Cranberry Township Supervisor
Garnet Wood – Franklin City Council
Dave Owens – Polk Borough Council
Nick Melnick – Cornplanter Township Citizen

Guests:

David Strickland - TMA
Steven Halmi, P.E. – Deiss & Halmi
Lucy Walters – Humane Society

Excused:

Amanda Slider – City of Oil City Citizen
Bob Cross – Oil City Controller
Mike Swatzler – Venango Conservation District

Staff Present:

Jason Ruggiero
Erik Johnson
Judy Barrett

Absent:

Bill Flockerzi – Oakland Township Supervisor
Willis Thomas - City of Oil City Citizen

Monthly board meeting called to order by Debra Kapp at 6:34 PM.

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

Approval of Minutes

Barb Crudo made a motion to approve the minutes from June 18th regular meeting; seconded by Garnet Wood; so moved.

PUBLIC COMMENT ON AGENDA ITEMS

- None.

SPECIAL PURPOSE MATTERS

- None.

SUBDIVISION AND LAND DEVELOPMENT

- Oil City Automotive – Ken Garland reported on this development stating that the majority of everything is completed and that the E&S permit is in process with the Conservation District. He advised there were two waiver requests submitted for board approval as well – but that these were minor issues regarding paper size for the plans and drawing scale on the plans. Keith Klingler proposed a motion to accept the waivers as listed on the Agenda Item Summary, seconded by Dave Owens, Barb Crudo abstained; so moved. Ken Garland made a motion grant conditional approval to the plan pending completion of item VI. Conditions/Restrictions on the Agenda Item Summary, seconded by Keith Klingler, Barb Crudo abstained; so moved.
- Venango County Humane Society – Dave Strickland from Third Millenium Architects and Steve Halmi from Deiss & Halmi Engineering presented and overview of the land development. Steve Halmi advised that prior to the meeting, he had just received JMT Engineering comments on the Stormwater design. He then passed around packets containing his response to those comments so that the board could review the document. It was his hope that conditional approval would be granted to the project so once the E&S permit is obtained they can start breaking ground. Ken Garland mentioned that 2 waivers have been requested (same two as the above Oil City Automotive); but that the Plan Review Committee would like to seek conditional approval pending items in section VI. Conditions/Restrictions on the Agenda Item Summary be satisfied prior to development. Harold Best made a motion to grant the 2 waiver requests, seconded by Nick Melnick; so moved. Ken Garland made the motion to grant conditional approval per the Plan Review Committee’s recommendation above, seconded by Dave Owens; so moved.
- Ken Garland advised that Liberty Electronics pulled the land development from the agenda this month.
- Ken Garland gave a brief summary of outstanding land developments still in process of review for approval. He also spoke against granting conditional approval via the board – mainly due to a certain developers not complying with restrictions set forth in their conditional approvals. He asked why final approval could not be granted at a staffing level going forward if all conditions are met by the developer? Judy Barrett advised this can not happen due rules set forth in the Municipal Planning Code. Deb Kapp added to the debate asking if the county solicitor could send out

letters to developers who are in non-compliance. Ken stated it is not the County's responsibility to enforce stormwater and it should fall back to the municipality to uphold their own ordinances. Fred Krizinsky asked if the staff could follow-up with municipalities once conditional approvals are granted to developments in their jurisdiction. Judy Barrett advised this would be worked in the check list for land development review in the office.

- Judy Barrett reported that there were two Stormwater Management trainings that have taken place so far and that there is a publication with training information available. This can be sent out to anyone requesting a copy.
- Judy Barrett and Keith Klingler reported out on the DEP Chapter 93 designations. Judy stated she had concerns about high quality watersheds and requested a list/map from DEP with areas to be included in this Clean Water Act. Keith had some concerns regarding Chapter 93 which proposes new rules/restrictions on future development procedures regarding high quality watersheds. He advised this could severely impact development , especially rural development in the County.

OFFICER'S AND COMMITTEE REPORTS

- Executive Committee – No meeting.
- Plan Review Committee – Nothing further to report.
- COG – Garnet Wood advised of COG met on August 15th which was well attended.
- DEP Roundtable – Keith Klingler that there was no meeting this month.

STAFF REPORTS

- Judy Barrett advised Karen Wenner had accepted a position up at the Human Services complex where she would continue to administer the HOME grant as well as take on other responsibilities regarding housing in the County. She stated that a new GIS planner was hired and would be starting soon. Regarding grant administration, the County is still aiding City of Franklin in attempting to obtain the 1 million dollar FEMA grant for stormwater mitigation along Chubb/Morrison Run. Also, the Sandycreek Industrial waterline project bid came in low so they will need to go out for a rebid to obtain the 1 million dollars available to the project. Regarding land developments, she advised the County is going out to bid for an Engineer and RFP's are currently being reviewed. Also, the County Solicitor advised that architects may not submit stormwater plans for future development; but, rather, an actual engineering firm should be responsible for this task.
- Nothing further from staff present.

PUBLIC COMMENT - GENERAL

- None.

Motion to adjourn 7:47 PM was made by Keith Klingler, seconded by Fred Krizinsky; so moved.

Respectfully Submitted,
Erik Johnson