

MINUTES

MERCER COUNTY REGIONAL PLANNING COMMISSION

Tuesday – September 26, 2017 - 7:30 p.m. – MCRPC Offices

MUNICIPALITY	PRESENT	ABSENT
FARRELL CITY		Stephen Bennefield Kimberly Doss
HERMITAGE CITY	Jeremy Coxe	James Holl
SHARON CITY	Stephen Theiss	Frank Connelly
CLARK BOROUGH		James Carucci, Sr.
FREDONIA BOROUGH	Patricia McAdams	Bob Reagle
GREENVILLE BOROUGH	Janet Earle	Benjamin Beck
GROVE CITY BOROUGH		Shawn P. Myers
JACKSON CENTER BOROUGH		Robert Egger
JAMESTOWN BOROUGH		
MERCER BOROUGH	Jerry Johnson	
NEW LEBANON BOROUGH		
SANDY LAKE BOROUGH		Shelby Clark Andrew Morris
SHARPSVILLE BOROUGH		Alex Kovach Guy Moderelli
STONEBORO BOROUGH	John Sweet	
WEST MIDDLESEX BOROUGH		Maleia James Robert Lark
WHEATLAND BOROUGH	Dave Jones	George Ashby
COOLSPRING TOWNSHIP	Don Blakesley Robert L. McGhee	
DELAWARE TOWNSHIP	William E. Anthony	
E. LACKAWANNOCK TOWNSHIP		
FAIRVIEW TOWNSHIP		Mont Clark
FINDLEY TOWNSHIP	John B. Courtney	Steve Paxton
GREENE TOWNSHIP		Ken Cowher Paul Csonka
HEMPFIELD TOWNSHIP	Lisa Holm	Todd Hittle
JACKSON TOWNSHIP	Richard Marks	Robert W. Pizor
JEFFERSON TOWNSHIP	Garth Falkner	William Dunn
LACKAWANNOCK TOWNSHIP		Richard Schuller Jody Scopack
LAKE TOWNSHIP		
LIBERTY TOWNSHIP	Dave Beatty Ron Faull	
NEW VERNON TOWNSHIP		Daniel L. Patterson
OTTER CREEK TOWNSHIP	Carl Swartz	Paulette Young
PERRY TOWNSHIP		

<u>MUNICIPALITY</u>	<u>PRESENT</u>	<u>ABSENT</u>
PINE TOWNSHIP	Fred Brenner George Hagstrom	
PYMATUNING TOWNSHIP	Gary R. Lowers	Ed Robinson
SANDY LAKE TOWNSHIP	Helen Winger	Raymond Scofield
SHENANGO TOWNSHIP	Dennis DeSilvey	Matthew Stefanak
S. PYMATUNING TOWNSHIP	Don Morrow	Rose Lyons
SPRINGFIELD TOWNSHIP		Rick Dillaman
WILMINGTON TOWNSHIP	Diana Caiazza	Chad Taylor
WOLF CREEK TOWNSHIP		Gregory Chiappini Jim Morton
MERCER COUNTY	Jeff Hoy Larry McAdams	Jeff Fiedler James Hogan James Hughes Sheryl Kelly Patty McCluskey
<u>BOROUGHES ASSOCIATION</u>		
<u>SUPERVISORS ASSOCIATION</u>		
<u>COUNTY COMMISSIONER</u>	Matt McConnell	

STAFF

Dan Gracenin, Executive Director
Carmen Reichard, Assistant Director
Chris Conti, Senior Planner
Brian Barnhizer, Senior Planner
Matt Stewart, Senior Planner
Lisa Holm, Senior Planner

OTHERS PRESENT

James Nevant II, Solicitor
Charles M. Means, Esq., Pine Twp.
Ernie DeSue, Pine Township
Norb Dietrich, Black, Bashor & Porsch
Alice B. Mitinger, Tri-County Landfill
Jim Echard, Tri-County Landfill

CALL TO ORDER

Mr. Garth Falkner, Chairman, called the meeting to order at 7:30 p.m.

PRAYER AND PLEDGE OF ALLEGIANCE

Mr. Jeremy Coxe, Vice-Chairman, led the Commission in the prayer and Pledge of Allegiance. There was a moment of silence to remember Geraldine Bennefield from Farrell; and Anthony Hnida from Wheatland.

ATTENDANCE SIGN IN

An attendance sign-in sheet was passed around and representatives present were asked to mark their attendance. **A quorum was present.**

PUBLIC COMMENTS ON ANY AGENDA ITEM

Mr. Charles Means, Attorney for Pine Township stated that based upon the Mercer County Subdivision and Land Development Ordinance requirement (Sections 503 and 505) he sent MCRPC a letter today and he wanted to make sure that we received their letter regarding Tri-County Landfill. MCRPC did receive the letter.

MINUTES OF THE MAY 23, 2017 MEETING

A motion was made by Mr. Sweet and seconded by Mr. Faull to approve the Minutes of the May 23, 2017 meeting with no additions, corrections or deletions. The motion passed.

FINANCIAL STATEMENTS

Mr. Carl Swartz, Treasurer, presented the May, June, July and August 2017 Financial Statements. A motion was made by Mr. Johnson and seconded by Mr. Theiss to approve the May, June, July and August 2017 Financial Statements. The motion passed.

RATIFICATION OF COMMITTEE ACTIONS DURING SUMMER

Mr. Gracenin, Executive Director noted that the Commission will need to ratify the Executive Committee and Finance-Personnel Committee actions taken during the summer months. Mr. Gracenin explained the actions taken by each committee. (A report was distributed to the members present and a copy is attached to and made a part of the permanent record of Minutes.) A motion was made by Mr. Hoy and seconded by Mr. Morrow to approve the Executive Committee and Finance-Personnel Committee actions during the summer months. There was a question regarding the Resolution altering the member fee formula contained in the Articles of Agreement with the addition of Greene Township. It was noted that even though the formula needed modified for the municipalities and County, the fees did not change for the municipalities; but there was an increase in net revenue for the MCRPC budget for 2017. After discussion, the motion passed.

REPORT ON 2016 MCRPC AUDIT

Mr. Norbert Dietrich, Partner with Black, Bashor & Porsch presented the 2016 MCRPC audit. He noted that there were no findings; MCRPC had a clean audit and clean opinion. He noted that the Commission's financial statements are prepared on a cash basis. Also, he mentioned the Governance letter, which is a standard letter that is given to the Board of Directors, which gives an overview of management's cooperation in relation to preparing the audit. After review of the audit, a motion was made by Ms. McAdams and seconded by Mr. Anthony to approve the 2016 MCRPC Audit. The motion passed.

PROGRESS REPORT

Mr. Gracenin, Executive Director mentioned that there was a handout at the front table that describes the progress on MCRPC's various projects. (A copy is attached to and made a part of the permanent record of Minutes.) He mentioned that this progress report gives an overview of the work that is performed under our CDBG and HOME programs, zoning, economic development and the transportation program. Mr. Gracenin mentioned that MCRPC's website has been newly updated this summer and is a lot friendlier. He did note that all the Census information that was on our website is gone and he is working on compiling the information to make it user friendly for those visiting our website.

Mr. Conti, Senior Planner, mentioned that over the summer the PA DCED made available the allocations for our CDBG entitlement communities, including Mercer County. Every year, we work with the County in soliciting projects from our municipalities that are eligible and also any non-profits that would be interested. Proposals were due September 15, 2017; only 2 projects were submitted. Mercer Borough is interested in removal of architectural barriers project at the Borough building and Hempfield Township would like to continue their housing rehabilitation program. Mr. Conti noted that Perry and Wilmington Townships expressed some need in the future for future sewer and lateral projects in both Townships. Mr. Conti noted that the 2nd public hearing will be held on October 5, 2017 at 12:30 p.m. at the Mercer County Courthouse.

PMRS MINIMUM MUNICIPAL OBLIGATION (MMO)

Mr. Gracenin, Executive Director, explained that under MCRPC's pension plan, MCRPC is required to annually inform the governing body of their expected obligation of the Minimum Municipal Obligation (MMO). This MMO will be the MCRPC 2018 bill for their pension plan and must be paid by the end of 2018.

The payment is calculated from the 2017 wages of the employees covered under the plan. In 2018, MCRPC will be responsible to pay \$16,935, which is \$296.00 more than the year prior. A motion was made by Mr. Hoy to approve the Minimum Municipal Obligation (MMO) for 2018 in the amount of \$16,935. Mr. Morrow seconded. The motion passed with Lisa Holm abstaining.

CDBG COOPERATION AGREEMENT – MERCER COUNTY

Mr. Conti, Senior Planner, explained that authorization is needed to enter into the standard cooperation agreement with Mercer County to provide full administration by MCRPC of their FY 2017 CDBG Program. He reminded everyone that we only need to enter into one standard cooperation agreement with Mercer County, since Greenville, Grove City, Pine and Sharpsville applications are rolled into the County application due to changes made at the State level a couple of years ago. He noted that Sharpsville Borough asked us to take over the majority of their program since their consultant, Mr. Waltz, is planning to retire soon. A motion was made by Mr. Jones to approve entering into the standard cooperation agreement with Mercer County to provide for full administration by MCRPC of their FY 2017 CDBG Program. Mr. Courtney seconded. The motion passed with Commissioner McConnell abstaining.

CDBG COOPERATION AGREEMENT – FARRELL CITY

Mr. Conti, Senior Planner, explained that authorization is needed to enter into the standard cooperation agreement with the City of Farrell to provide full administration by MCRPC of their FY 2017 CDBG Program.

He noted that last year was the first time we fully administered their CDBG Program, since the City employee who administered their CDBG Program retired. A motion was made by Mr. Anthony to approve entering to the standard cooperation agreement with the City of Farrell to provide for full administration by MCRPC of their FY 2017 CDBG Program. Mr. Theiss seconded. The motion passed.

ZONING AND SUBDIVISION REVIEW COMMITTEE REPORT

Mr. Larry McAdams, Committee Chairman, noted that the Committee met last week, a quorum was present, and members reviewed the following items:

1. Major Land Development - Tri-County Landfill – Pine & Liberty Townships – Mr. McAdams explained that the plan as presented is for the proposed expansion of the Tri-County Landfill located in Pine and Liberty Townships. The site is east of the intersection of Route 258 and 208 with entrance from TCI Park Drive which is a public road until the cul-de-sac turnaround south from Route 208. Total site is 167 acres including about

90 acres of landfill area with 70.2 acres of disposal area.

The Land Development plan proposes a 41,000 square foot leachate treatment building with leachate tanks and landfill structure which will disturb a total of approximately 70 acres of this site over time. The existing site was previously a landfill and has an existing transfer facility which provides the required parking, lighting and storm water management for the current facility, which also covers those requirements for the proposed expansion. This is an ongoing process, which includes significant zoning review and multiple DEP requirements. By the County Ordinance, we are reviewing the site plan with footprints of the proposed facility.

The final application for the landfill permit will not be accepted by DEP until the zoning issue of height of the material or structure has been resolved.

A motion was made by Mr. McAdams that we give “conditional approval” of the proposed plan for Tri-County Landfill upon condition of resolving the height of the landfill structure according to local zoning provisions based on Section 503.2 and updates to the final plan to reflect any changes. Mr. Faull seconded.

In discussion, Mr. Gracenin noted that prior to tonight’s meeting we received an email from Tri-County stating that they did not intend to accept the conditions. The Committee made the recommendation to give “conditional approval” of the proposed plan for Tri-County Landfill based upon the SALDO requirement, Section 503.2 “the applicant shall submit evidence of approval of applicable permits by the issuing municipality”. Nothing submitted to MCRPC to date constitutes evidence of approval of the proposed height of the landfill structure per local zoning permit provisions. The only aspect of the issue that is apparently resolved is that the site is subject to the 40 foot height limit for a structure.

Attorney Jim Nevant stated that this is a very complex issue and we have spent considerable time going through the material submitted, including lengthy opinions from both the Court of Common Pleas and Commonwealth Court. After reviewing the court cases provided, there is an issue with the 40-foot height limit for a structure, which is still outstanding. Mr. Nevant is recommending that the motion be adopted as proposed because we need to complete the process and Tri-County could change their mind. After discussion, the motion on the floor was passed with Fred Brenner abstaining.

2. Subdivision Plan and Major Land Development Plan – ELG Warehouse – Pymatuning Township – Mr. McAdams explained that the Committee reviewed the plan as presented which is for a minor subdivision creating a one lot consolidation and the proposed building is 108,000 square foot warehouse facility located in the Industrial zone of Pymatuning Township, south of 2nd Street between 4th Street and Crestview Drive. Greenville Reynolds Development Corporation is the owner and developer of the site. A motion was made by Mr. McAdams to approve the subdivision and land development plans for the ELG Warehouse. Mr. Hoy seconded. The motion passed.

3. Minor Subdivision Plan and Major Land Development Plan – Cobblestone Hotel & Suites – Hempfield Township – Mr. McAdams explained that the Committee reviewed the plan as presented which is for a minor subdivision creating one additional lot and the land development plan for the 54 room Cobblestone Hotel & Suites located in Hempfield Township on Hadley Road, SR 358 near the Williamson Road intersection. A motion was made by Mr. McAdams to approve the subdivision and land development plans for the Cobblestone Hotel and Suites. Mr. Anthony seconded. The motion passed.

ADJOURNMENT

With no further business or discussion, a motion was made by Mr. Hoy and seconded by Mr. Anthony to adjourn at 8:10 p.m.

Submitted and Certified By:

Dennis DeSilvey, Secretary – MCRPC

Date: _____