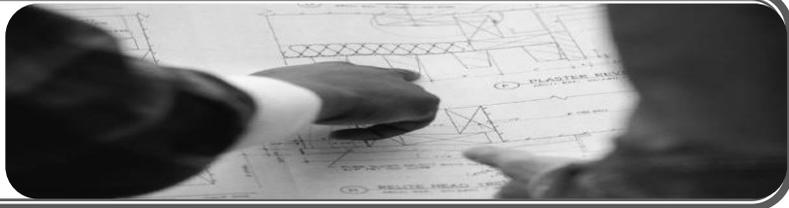


**WARREN CITY
PLANNING COMMISSION
REGULAR MEETING
APRIL 21, 2014**



The regular meeting of the Planning Commission was held on April 21, 2014, in the Conference Room of the Municipal Building at 7:30 AM.

ROLL CALL

Chairman Donald Nelson called the meeting to order. Members present were: Charles Conaway, Robert Dilks, Jr., Donald Nelson, Steve Parinella, Raymond Pring, Jr., Pat Scutella, and William Tarpensing. David Hildebrand, Planner/Development Administrator; Michael Holtz, DPW Director; Nancy Freenock, City Manager; and Teena Leary, Executive Secretary were present.

CORRESPONDENCE

There was no correspondence to come before the Commission.

VISITORS

Rob Anderson, Times Observer reporter, was present.

APPROVAL OF MINUTES

Upon motion by Mr. Dilks and second by Mr. Tarpensing, the minutes of the February 19, 2014 regular meeting were unanimously approved by the members present.

BUSINESS:

CRARY ART GALLERY SIGN

(See also 9/18/13, 1/15/14, and 2/19/14 minutes)

Mr. Dilks inquired as to when this matter would be further addressed. Mrs. Freenock responded that she and Mr. Hildebrand met with the Crary Art Gallery Board of Directors and suggestions were made regarding sign modifications that would allow the sign to conform with the Zoning Ordinance. Mrs. Freenock noted that Mr. Pring, who previously acknowledged his service on the Board, indicated that upon further discussion, the Board believes the modifications would result in additional maintenance needs and is not certain that it wishes to pursue such modifications. It was stated that the Board has filed notice with the Courts regarding an appeal to the Zoning Hearing Board decision. The Board is also reviewing the definition of a "marquee" as a possible alternative.

Mrs. Freenock indicated that the City must guard against setting a precedent in such matters and will proceed accordingly in regard to the violation of the sign ordinance.

PENNSYLVANIA AVENUE EAST GATEWAY RENAISSANCE AND COMMERCIAL FAÇADE PROGRAM

(See also 11/20/13, 12/18/13, 1/15/14, 2/19/14 minutes, and 2/03/14 Work Session Notes)

Mr. Hildebrand indicated that City staff continues to gather information regarding loan and design criteria for the development of this project.

Mrs. Freenock stated that the Pennsylvania Department of Transportation will be doing a project on Pennsylvania Avenue East which includes the construction of a new bridge over the Glade Run Flood Control Project and accompanying sidewalk(s) which will enhance the appearance of the area. She also noted possible funding sources and outlined the Blueprint Communities Program which assists in visioning and strategic planning.

Mr. Hildebrand noted the following:

1. United Refining Company recently purchased the former South Street Early Learning Center.
2. Bolenger Enterprises, Inc. (BEI) recently purchased the building located at the southeast corner of Pennsylvania Avenue and Elm Street and plans to rehabilitate the structure.
3. A private development group has made application to rehabilitate the Buchanan Court apartments.
4. The City is pursuing grants for the planting of trees on the eastside.

So that the Commission may have a dedicated time to address the Façade Program, a special meeting was set for May 5, 2014, at 6:00 PM in the Municipal Building Conference Room.

ZONING ORDINANCE AMENDMENT: RESIDENTIAL STRUCTURES IN C-1 ZONING DISTRICT

Mr. Hildebrand stated that on March 17, City Council held the requisite Public Hearing (at which there was no public comment made) regarding the proposed Zoning Ordinance amendment pertaining to residential use in the C-1 District. Upon the item being brought to the Council floor, there was discussion followed by passage of a motion to "...accept this as amended with leaving the word "single-family" out of "N" and accept the rest of the ordinance in its entirety." The motion was in regard to Section 1 of the ordinance pertaining to permitted uses. Following the vote, Andrea Stapleford, City Solicitor, opined that this was a substantive change to the ordinance as forwarded to Council by the Planning Commission and that the Commission should be provided with an opportunity to concur with, or oppose, the amendment.

Mr. Dilks made the motion to concur with the Council action. The motion was seconded by Mr. Scutella and carried with six votes in the affirmative and one nay vote cast by Mr. Tarpenning.

FRANK STREET (MULBERRY PARK) MINOR SUBDIVISION

Mr. Holtz stated that the City proposes that a portion of Mulberry Park be subdivided and offered for sale by bid. The subject portion is located at the "upper" end of the park adjacent to Frank Street and is not a part of the commonly used recreation area of the park. Due to the terrain, it is not foreseeable that this portion of the park would otherwise be developed by the City. The City has been contacted by a party with interest in this parcel and the sale would result in the property being added to the real estate tax roll.

Upon motion by Mr. Scutella and second by Mr. Tarpenning, Commission members voted unanimously to approve the Frank Street (Mulberry Park) Minor Subdivision.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned.