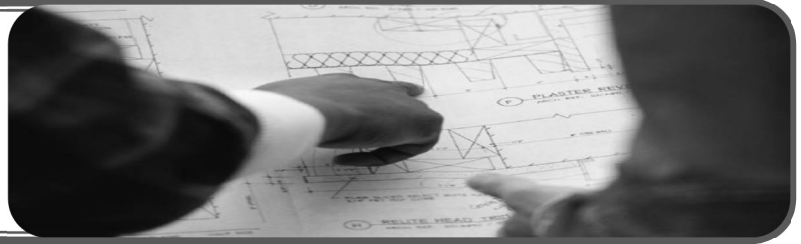


**CITY OF WARREN
PLANNING COMMISSION
REGULAR MEETING
April 17, 2024**



The regular meeting of the Planning Commission was held on April 17, 2024, at 7:30 AM in the First Floor Administrative Conference Room of the Municipal Building, 318 W. Third Avenue, Warren, PA.

ROLL CALL

Chair Angela Abreu called the meeting to order at 7:32 am. The members present were Vice Chair Elizabeth Raible, Secretary Ray Pring, members Michael Suppa, Randall Gustafson, and Katie Spiegel was absent. City Staff present were Randy Rossey - Director of Codes & Planning, Scott Taylor - Zoning & Ordinance Enforcement Official, Mike Holtz - City Manager, Joe Reinke- Department of Public Works Superintendent and Jessica Trumbull – Codes and Recording Secretary.

APPROVAL OF AGENDA

Upon a motion by Mr. Gustafson and a second by Mr. Suppa, the agenda presented for the April 17th, 2024, regular meeting was unanimously approved by those present.

MOTION TO AMEND THE AGENDA AND STATEMENT OF PURPOSE FOR AMENDMENT

The agenda stands as presented.

APPROVAL OF MINUTES

Upon a motion by Mr. Suppa and a second by Mrs. Raible, the minutes from the March 20th, 2024, regular meeting were unanimously approved by all those present.

VISITORS

Josh Cotton - Warren Times Observer
Wendy McCain – City Council Person

PUBLIC COMMENT

There was no public comment.

CORRESPONDENCE

None at this time.

NEW BUSINESS

City of Warren Subdivisions-

Landing East – Mr. Rossey explained that the minor subdivision will take place on Breeze Point Landing parcel WN-575-992200-331 which will be split into 2 lots with Warren LP retaining Lot 1 and Lot 2 will be conveyed to The City of Warren. The DCNR Grant will cover the cost as this is part of the Riverfront project. A motion to approve the minor subdivision as presented was made by Mrs. Raible with a second by Mr. Suppa. The motion was carried unanimously by all present.

Geothermal Energy Systems LLC – Mr. Rossey stated that this Clark Street parcel WN-579-124000-000 will also be part of the minor subdivision for the Riverfront project with Geothermal Energy Systems LLC keeping Lot 1 and the City of Warren obtaining Lot 2. A motion was made to approve the subdivision by Mr. Gustafson with a second being made by Mrs. Raible. All present were in favor.

OLD BUSINESS

Zoning Ordinance-Mr. Rossey reports that the Council voted to approve the ordinance with a couple of revisions. The first being to remove the short-term rental part of the ordinance completely and under the Municipal Planning Code this will need to be returned to the Planning Commission to approve Council's recommendations or send it back to Council with their changes. A motion was by made by Mr. Pring to

approve the Council's recommendation and remove the short-term rental section from the proposed Zoning Ordinance. Mrs. Raible seconded the motion with all present in favor. The second review was with the proposed additions to the Mixed-Use Zoning District. Council person McCain voiced her concerns to the Commission about her neighborhood and asked that they consider changing the proposed ordinance or remove it completely. After a lengthy discussion, all parties being heard, and the changes that Council Person McCain proposed were taken into consideration a motion was made by Mr. Pring to leave the proposed ordinance as presented with a second by Mrs. Abreu who also called for a roll call vote:
Angela Abreu: Affirmative
Elizabeth Raible: Affirmative
Ray Pring: Affirmative
Michael Suppa: Affirmative
Randall Gustafson: Affirmative
Katie Spiegel: Absent
The proposed mixed use zoning ordinance will stand as presented with a unanimous roll call vote.

Comprehensive Plan task Force Update –

Mulberry Park Project: Mr. Rossey reports that the Mulberry Park project survey has been ongoing for 2 weeks and has received 158 replies. Once the results are tabulated this project will move on to the Planning Commission and the Parks & Recreation Department.

Wayfinding Signs and Kiosks: This task force will be meeting with the city staff to go over possible locations of the signs and kiosks. Once that has been decided they will contact the sign company to begin pricing. When that is completed, everything will be submitted to the City Council.

ADJOURNMENT

With there being no further business to come before the Commission, upon a motion from Mrs. Raible and a second from Mr. Gustafson, the meeting was adjourned at 8:48 am. The next meeting is scheduled for May 15th, 2024.

Minutes prepared by Jessica Trumbull.