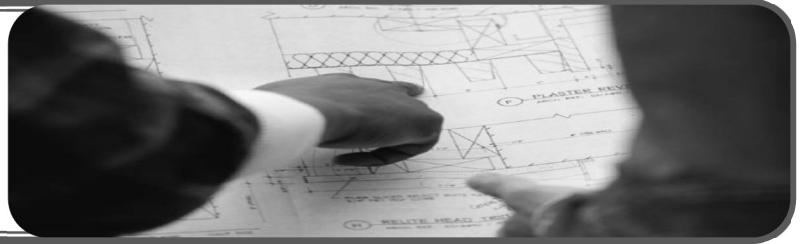


**CITY OF WARREN  
PLANNING COMMISSION  
REGULAR MEETING  
January 17, 2024**



The regular meeting of the Planning Commission was held on January 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**

Vice Chair Angela Abreu called the meeting to order. The members present were Secretary, Ray Pring, Michael Suppa, Randall Gustafson, and Elizabeth Raible. Also, present were Randy Rossey - Director of Codes & Planning, Scott Taylor - Zoning & Ordinance Enforcement Official, Mike Holtz - City Manager, and Jessica Trumbull – Codes and Recording Secretary.

**APPROVAL OF AGENDA**

Upon a motion by Mr. Suppa and a second by Mr. Gustafson, the agenda presented for the January 17<sup>th</sup> 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. Gustafson and a second by Mrs. Raible, the minutes from the December 20, 2023, regular meeting were unanimously approved by all those present.

**VISITORS**

Josh Cotton - Warren Times Observer

**PUBLIC COMMENT**

There was no public comment.

**CORRESPONDENCE**

Mr. Rossey announced that one of the Planning Commission vacancies has been filled by Ms. Katie Spiegel. Ms. Spiegel was voted in at the City Council meeting on Monday, January 15, 2024. She will be attending the February Planning Commission meeting.

**ELECTION OF OFFICERS**

Mr. Pring would like to stay in the position of Secretary for the Planning Commission. Mrs. Abreu has been chairing the meetings in the interim since the Chairperson resigned and has decided she would like to remain in that position. Mrs. Raible expressed interest in stepping into the Vice Chair role. Mr. Suppa made a motion to nominate all above-mentioned persons for each position respectively, with a second by Mr. Gustafson. All nominations for the year of 2024 carried unanimously as follows:

Angela Abreu: Chairperson  
Elizabeth Raible: Vice Chairperson  
Ray Pring: Secretary

**NEW BUSINESS**

There is no new business currently.

## **OLD BUSINESS**

**Zoning Ordinance Draft Final Review**—Mr. Rossey reports that the advertising stipulation has been met. Mr. Rossey also stated that Council has approved the 45-day public comment period that will start on January 18, 2024, and run through March 4<sup>th</sup>, 2024. He further states that a hard copy of the Zoning Ordinance will be at the library as well as the Administration Building and anyone wishing to make a comment can email it to Brandi Rosselli at Mackin or they can write them down at the Administration Building and they will be forwarded to Brandi. After the public comment period has ended there will be a public hearing prior to the March Council meeting. When Council meets in March, they will approve the ordinance as is or if there are any corrections that need to be made, they will be voiced at that point.

A discussion was had about grandfathering a timeline of a year from the date of purchase, to allow for properties that have been demolished through the RDA or have been Blighted, to be rebuilt on the same footprint as they were before any demolition took place and that would include setbacks, parking etc.

A motion was made by Mrs. Raible to change the wording of the minimum square footage home from 800 square feet to 500 square feet. Mr. Suppa seconded the motion with all in attendance in favor.

## **ADJOURNMENT**

With there being no further business to come before the Commission, upon a motion from Mr. Suppa and a second from Mrs. Raible, the meeting was adjourned. The next meeting is scheduled for February 21st, 2024.

Minutes prepared by Jessica Trumbull.