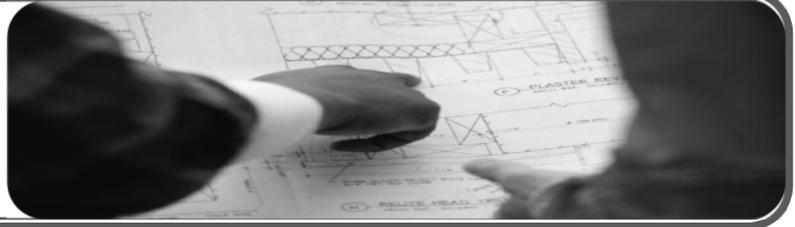


**WARREN CITY PLANNING  
COMMISSION  
REGULAR MEETING  
JUNE 19, 2019**



The regular meeting of the Planning Commission was held on June 19, 2019, in the Conference Room of the Municipal Building at 7:30 AM.

**ROLL CALL**

Chairman Don Nelson called the meeting to order. Members present were: Charles Conaway, Don Nelson, Ray Pring, Pat Scutella, Randy Rossey and Alex Shreffler. Angie Dart was absent. Also present were David Hildebrand, Planner/Development Administrator; Terry Williams, Director of Codes; and Jessica Byler, Administrative Assistant.

**CORRESPONDENCE**

There was no correspondence to come before the Commission.

**VISITORS**

- Josh Cotton, Warren Times Observer
- Mark Phillips
- Phil Hampson

**APPROVAL OF MINUTES**

Upon motion by Mr. Rossey and second by Mr. Scutella, the minutes of the May 15, 2019, regular meeting were unanimously approved by all members present.

**BUSINESS:**

**First Presbyterian Church of Warren – Minor Subdivision at 306 Market Street**

The First Presbyterian Church applicant has filed a minor subdivision application to create Parcel 1 and Parcel 2 out of WN-576-469. This minor subdivision application meets the requirements of the City of Warren Subdivision Ordinance and is recommended for approval by City staff.

Upon motion by Mr. Conaway and second by Mr. Scutella, the minor subdivision at 306 Market Street is approved by all members present with Mr. Rossey and Mr. Pring abstaining.

**Zoning Ordinance Amendment for fence height at corner lot properties**

Mr. Hildebrand explained that currently the Zoning Ordinance allows for a 6 ft fence along the side or rear of a lot, a 4 ft fence along the front and corner lots are limited because there is not a clear definition as to what is the side or front of the yard. Currently in order to put a 6 ft fence on a corner lot where both sides are considered the front yard, the resident must apply for a special exception through the Zoning Hearing Board, which is a cost of \$400. Recently there have been more of those applications being brought before the Zoning

Hearing Board so City staff is looking at amending the Ordinance on corner lots to allow for more flexibility in the fence height.

The Commission discussed the potential for the amendment and agreed that with the increase in recent applications it would be a good idea to look at amending the Ordinance. The Commission discussed not allowing a 6-foot fence on both sides and that the side of the house where the mailing address is should be considered the front. Mr. Hildebrand indicated that City staff will draft up language to address the amendment.

### **Loranger Building**

Mr. Nelson requested an update on the development at the Loranger building. Mr. Nelson indicated that the Planning Commission should be involved in any development and would like to see these items come before the Commission. Mr. Scutella suggested that a copy of the Planning Commission By-laws be brought to the next meeting so they can be reviewed.

Ms. Williams indicated that the Loranger Building is a private development and she is in the know due to the building permits that have been applied for through her department. The building is being leased to three separate businesses. The first is Allegheny Outfitters and they are currently open for business. The second is Bent Run Brewery and they are still under construction. Lastly, is Goat Fort Climbing which is an indoor climbing wall facility and they are still in the design stages. The City does have plans to upgrade infrastructure near that area, however, no decisions have been made at this time.

### **Blighted Certification** **204 Prospect Street**

Ms. Williams indicated that this property is owned by same owner as the Hinkle Street property that was just declared blighted by the Commission last month. The property has received a Second Declaration of Blight by BPRC. The exterior is in poor condition and in need of new roof and siding. The detached garage appears to be in need of demolition because it is noticeably leaning to one side. An electrical permit was issued in June of 2018 to reconnect the service and it did pass. This property is currently listed for sale "as is." There have been multiple service requests for high grass and the owner has finally started taking care of the lawn. The owner was issued an order to demolish for the front porch which was unsafe and he did comply with that. The property is being regarded as a public nuisance, a fire hazard and the utilities are not connected. There has been no access gained to evaluate the inside of the structure.

Upon motion by Mr. Scutella and second by Mr. Shreffler, 204 Prospect Street is certified as Blighted and will be forwarded to the RDA.

### **Action Items**

City to work on Zoning Ordinance regarding corner lot fence height and bring by-laws to next meeting for review.

### **ADJOURNMENT**

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