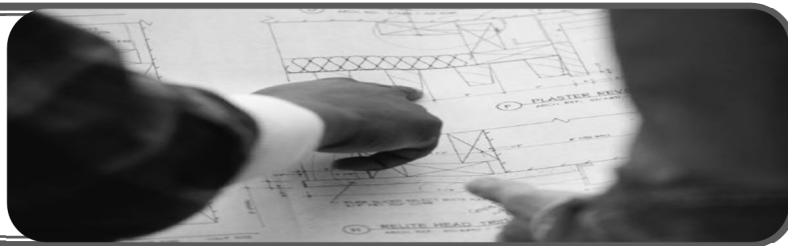


CITY OF WARREN  
PLANNING COMMISSION  
**REGULAR MEETING**  
**JULY 20, 2022**



The regular meeting of the Planning Commission was held on July 20, 2022, at 7:30 AM in Council Chambers of the Municipal Building, 318 W. Third Avenue, Warren, PA.

**ROLL CALL**

Angie Dart called the meeting to order. Members present were Chair - Angela Abreu, Ray Pring, Mike Suppa, and Randall Gustafson. Also present were Randy Rossey - Director of Codes & Planning, Mike Holtz - Department of Public Works Director, Scott Taylor - Zoning & Ordinance Enforcement Official, and Kassie Damcott - Recording Secretary. Excused member: Julie McTavish

**APPROVAL OF AGENDA**

Upon motion by Mr. Suppa and a second by Mr. Gustafson, the agenda presented as-is for the July 20 2022, regular meeting was unanimously approved by those present.

**APPROVAL OF MINUTES**

Upon motion by Mr. Suppa and a second by Ms. Abreu, the minutes from the June 15, 2022, regular meeting were unanimously approved by those present.

**VISITORS**

Josh Cotton – Warren Times Observer  
Vance Lauffenburger – Betts Industries

**PUBLIC COMMENT**

There was no public comment.

**CORRESPONDENCE**

The only correspondence received by the Commission in July was Kimberly Exley's resignation letter.

**NEW BUSINESS**

**Recognition of new Commission member** – The Planning Commission welcomed new member, Michael Lyon, current resident, and Warren County Planning & Zoning Officer.

**Request by City Council to review Oil Well Drilling in Preservation District** – Clarification for this agenda item was requested and reported by Mr. Rossey as the City Council asking for Planning Commission's approval to allow oil well drilling in the Preservation District. Mr. Rossey stated that OGM's would have to be determined if the drilling were to be approved as they are not known at this time. By simplified definition, the Preservation District is in place to limit the use and development of the designated land. Mr. Suppa asked if the wells in Washington Park were approved prior to the park being designated as part of the Preservation District. Mr. Rossey said the Washington Park wells did predate the current zoning restrictions. Mr. Lyon made a motion to recommend to City Council that the Planning Commission feels it is not appropriate to approve oil well drilling in the Preservation District because it would go against the Preservation District definition. Miss Abreu seconded the motion and was passed by three (3) yes votes and one (1) nay vote by Mr. Pring.

**Approval of Betts-Superior Subdivision** – Guest Mr. Lauffenburger reported the property being subdivided, located at 1911 Pennsylvania Avenue West, has been owned by Betts Industries for the last twenty (20) years. Superior Tire has been leasing a portion of the property and approached Betts Industries about purchasing the property. Due to an existing building on the property, it was necessary to subdivide the property. A motion to approve the subdivision as

presented was made by Mr. Suppa and seconded by Mr. Pring. The motion passed unanimously.

**Approval of Ammunition Manufacturing And Arsenal Ordinance** – A motion to approve the ammunition manufacturing and arsenal ordinance as presented was made by Mr. Gustafson and seconded by Miss Abreu. The motion passed unanimously. Mr. Rossey reports the ordinance will now go to Warren County Planning Commission for their review. Once they review the ordinance, it will be re-presented to City Council for their official approval to pass the ordinance.

**Wireless Communications Ordinance** – Mr. Rossey reports there is nothing to present or do at this time with the wireless communications ordinance. City Council is reviewing the document and looking for additional information before sending the ordinance back to the Planning Commission for approval.

### **ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 7:55 a.m. after a motion by Mr. Pring with a second motion from Miss Abreu. The next meeting is scheduled for August 17, 2022.

Minutes prepared by Kassie Damcott.