

**WARREN CITY  
PLANNING COMMISSION  
REGULAR MEETING  
October 28, 2020**



The regular meeting of the Planning Commission was held on October 28, 2020 (postponed from October 21) at 7:30 A.M in Council Chambers of the City of Warren Municipal Building.

**ROLL CALL**

Chairman Don Nelson called the meeting to order. Members present were Don Nelson, Angie Dart, Randy Rossey, Pat Scutella, Mike Suppa and Angela Abreu. Ray Pring was absent or excused. Also present were Nancy Freenock, City Manager, David Hildebrand, Planner/Development Administrator, Mike Holtz, Dept. of Public Works Director and Ellen Nelson, Recording Secretary.

**CORRESPONDENCE**

None.

**VISITORS**

Todd Hendricks re: Ceriola/Wills Subdivision  
Jane Dunshie re: Hotel Project  
Josh Cotton, reporter for Times Observer

**APPROVAL OF MINUTES**

Upon motion by Mr. Suppa and second by Mr. Scutella, the minutes of the August 26, 2020, regular meeting were unanimously approved by all members present.

**BUSINESS:**

**Ceriola-Wills Minor Subdivision Application**

Mr. Hildebrand stated that if the subdivision application is approved, it will next go to City Council on November 16. Mr. Nelson asked if there are any concerns. Mr. Hildebrand replied that there are no problems with the zoning ordinance or sub-division ordinance regarding this subdivision.

Mr. Scutella made a motion to approve the Minor Subdivision. The motion was seconded by Mr. Rossey and was unanimously approved by all members present.

**Other Business**

Mr. Nelson stated there will be no discussion on the hotel development. It is not appropriate to go into detail as there is no plan to discuss at this point. Mr. Scutella added that when it comes up, we will discuss it.

Ms. Dunshie stated that she lives in an apartment over Erie Bank. 12 of the 24 apartments have a view that overlooks the river. She would like the public to have input each step of the way. She asked the Planning Commission to look at the area – river front and parking building. Parking, river view, preservation area, Breezy Point. Best use of area with

Allegheny Outfitters, Brewery regarding traffic, space, and streets. She asked if we have the hotel, could the park remain. She added that if this hotel doesn't happen, any hotel could come in instead of looking at other options for the area. She asked if a hotel is needed in view of COVID? Are people still coming to Warren?

Mr. Nelson responded that this Planning Commission is not pro-active. Professional input is needed.

#### **THANK YOU TO DAVID HILDEBRAND**

Mr. Hildebrand is retiring after 29 years as the City Planner/Development Administrator and the City Zoning Administrator. Members of the commission expressed their thanks.

Mr. Nelson – Thank you David. You have been a great service to the City.

Mr. Scutella – Worked with David the longest. You were always so helpful and knowledgeable and did whatever was asked of him.

Mr. Suppa – Worked with David on Parks & Recreation. You were always totally prepared and professional. The City was lucky to have you.

Ms. Dart – Your knowledge will be missed. Liked working with you

Mr. Rossey – Served on RDA with you. You are truly professional.

#### **ACTION ITEMS**

None.

#### **WELCOME**

Mr. Nelson welcomed Angela Abreu. Due to COVID and cancelled meetings, this is the first meeting she has been able to attend since being appointed.

#### **ADJOURNMENT**

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