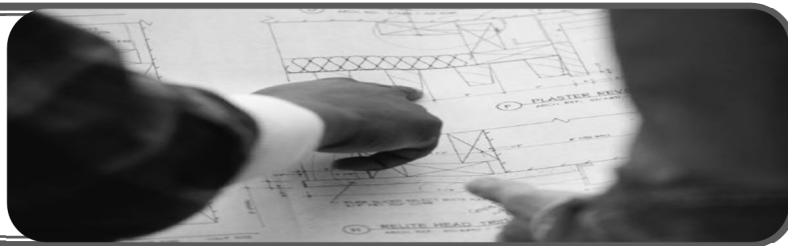


**CITY OF WARREN  
PLANNING COMMISSION  
REGULAR MEETING  
DECEMBER 21, 2022**



The regular meeting of the Planning Commission was held on December 21, 2022, at 7:30 AM in Council Chambers of the Municipal Building, 318 W. Third Avenue, Warren, PA.

**ROLL CALL**

Chair Angie Dart called the meeting to order. Members present were Vice-Chair Angela Abreu, Mike Lyon, Mike Suppa, Elizabeth Raible and Ray Pring. Members excused included Randal 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.

**APPROVAL OF AGENDA**

Upon motion by Mr. Suppa and a second by Ms. Abreu, the agenda presented as-is for the December 21, 2022, regular meeting was unanimously approved by those present.

**APPROVAL OF MINUTES**

Upon motion by Mr. Lyon and a second by Mr. Suppa, the minutes from the November 16, 2022, regular meeting were unanimously approved by those present.

**VISITORS**

Josh Cotton - Warren Times Observer  
Tom Pellegrino - Property Owner

**PUBLIC COMMENT**

There was no public comment.

**CORRESPONDENCE**

No correspondence to come before the Commission this month.

**NEW BUSINESS**

**1103 Spring Street** - Mr. Taylor presented blight information pertaining to the property at 1103 Spring Street. There are several property maintenance issues and all utilities are shut off. The owner is deceased and all contact with remaining kin, mail and phone, has seized since her death in Spring 2022. A motion to certify the property as blighted was made by Mr. Suppa, seconded by Mr. Pring and passed unanimously by those present.

**Building in Preservation District** - Mr. Pellegrino, property owner of 471 Conewango Avenue, the proposed building site, came before the Commission to seek a special exception to the permitted use within the Preservation District. Mr. Pellegrino's plan is to construct a 28' x 150' canopy over an existing patio on the property. A motion to recommend approve the special exception as presented and move the matter onto the Zoning Hearing Board was made by Mr. Lyon and seconded by Ms. Abreu. The motion passed unanimously by those present.

**OLD BUSINESS**

**Zoning Steering Committee & Comprehensive Plan Update** - Mr. Rossey stated there have not been any comments submitted yet about the Comprehensive Plan draft during the public comment period. Council will vote on the Comprehensive Plan at their January 16<sup>th</sup>, 2023 meeting. The combined steering committee is comprised of Planning Commission members Ms. Dart, Mr. Pring and Mr. Lyon as well as City Council Members Jared Villella, Wendy McCain and John Wortman. The next steering committee meeting will be January 26<sup>th</sup>, 2023 at 6:30 pm.

**ADJOURNMENT**

There being no further business to come before the Commission, upon a motion from Mr. Pring and a second from Mr. Suppa, the meeting was adjourned at 7:49 am. The next meeting is scheduled for January 18<sup>th</sup>, 2023.

Minutes prepared by Kassie Damcott.