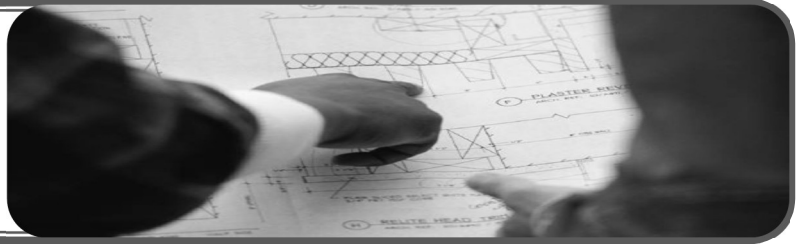


**CITY OF WARREN  
PLANNING COMMISSION  
REGULAR MEETING  
November 15, 2023**



The regular meeting of the Planning Commission was held on November 15, 2023, 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 Elizabeth Raible, Michael Suppa, Michael Lyon and Randall Gustafson. 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. Absent members included – Chair Angie Dart, Secretary Ray Pring

**APPROVAL OF AGENDA**

Upon motion by Mr. Gustafson and a second by Mrs. Raible, the agenda presented for the November 15th, 2023, 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 Mrs. Raible and a second by Mr. Gustafson, the minutes from the October 18, 2023, regular meeting were unanimously approved by all those present.

**VISITORS**

Josh Cotton - Warren Times Observer  
Bradley Conquer – Superior Tire  
Thomas Pellegrino – owner 449 Conewango Avenue

**PUBLIC COMMENT**

There was no public comment.

**CORRESPONDENCE**

No correspondence to come before the Commission this month.

**NEW BUSINESS**

**Superior Tire Subdivision**

Mr. Rossey reports a request for a minor subdivision filed by Superior Tire and Rubber Corporation. The property is located at 341 Harmar Street and currently owned by Clopp & Hoisington LLC. The subdivision would divide the property into two lots, with Clopp & Hoisington LLC retaining Lot 1 and Lot 2 being conveyed to Superior Tire and Rubber Corporation. Mr. Lyon made a motion to approve the subdivision as presented. Mrs. Raible seconded the motion and all those present were in favor, passing the subdivision unanimously.

**Building in Preservation District**

Mr. Rossey states that Mr. Pellegrino is asking for permission to build a canopy, in a Preservation District, over an existing platform, resulting in a pavilion like the one that was built in the Spring of 2023 on the same property. Mr. Pellegrino states that this has proven well to provide shade from the sun and cover when it rains. Mr. Lyon made a motion to approve the building of the canopy and move this matter to the Zoning Hearing Board in December. Mr. Suppa seconded the motion. All present were in favor.

**OLD BUSINESS**

**Zoning Steering Committee--** Mr. Rossey reported that Brandi Roselli, of Mackin Engineering sent a draft of the zoning ordinance to the Steering Committee for review and comments. When the review period is completed, pending any changes or revisions, it will be sent to the Planning Commission prior to their December meeting. Once the Planning Commission votes to approve the zoning ordinance the 45-

day public comment period will begin with a public hearing to follow. After that is completed, the plan will be sent to the City Council for final approval at their February or March meeting. Mr. Gustafson brought up concerns about future development and parking issues in the 3<sup>rd</sup> Ave and East Street Area. Mr. Rossey and Mr. Holtz both reiterated that a new mixed use zoning district is being proposed that will address those areas of concern.

### **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 at 7:50 am. The next meeting is scheduled for December 20<sup>th</sup>, 2023.

Minutes prepared by Jessica Trumbull.