

**Lawrence County Planning Commission
Regular Meeting Minutes
Wilmington Township Municipal Building
May 14, 2025
12:00 PM**

The regular meeting of the Lawrence County Planning Commission was held at the Wilmington Township Municipal Building at 12:00 PM on May 14th, 2025.

Attendance

Planning Commission

Board: Karolee Loughhead, Chairperson
Mary Burris, Vice Chairperson
Cindy Morabito, Secretary
Everett Bleakney
James Blundo
Ben Bush (alternate)
Larry Lambo

Staff: Amy McKinney, Director of Planning
Allen Miller, Deputy Director of Planning
Rebecca Shaffer, Deputy Director of Community Development
Mary Glass, Office Manager/CDBG Administrator

Guests: Dan Vogler, County Commissioner
Dan Kennedy, County Commissioner
Chris Sainato, County Commissioner
Debbie Wachter, New Castle News
Heather Berezniak

Call to Order

The regular meeting of the Lawrence County Planning Commission was called to order at 12:08 PM by Karolee Loughhead.

Public Comments: None

Regular Agenda

1. **Approval of Minutes:** Linda Nitch moved, seconded by Mary Burris to approve the minutes from the April 9, 2025, meeting. Motion carried, 7-0.
2. **Staff Report:**
 - **Comprehensive Plan/Greenways Plans:** Grant applications that have been submitted: DCED Comprehensive Plan Update and two to DCNR for Stavich Bike Trail (Development) Quaker Falls (Master Site plan for Phase II). Working with Veterans on an RFP for the DCNR Master Site Plan, Veterans Park. Tree donation at Quaker Falls. Working on an application to the PA-APA Chapter Great Places nomination for Quaker Falls.

- **CDBG:** General administrative duties. FY2022 Ellwood City – ADA Curb Ramp Project has been completed. Met with RAR to discuss Shenango Township Park project. FY2024 IDIS set up letter has been received. Working with LCCAP to close out FY2021. Labor Standards monitoring was performed. Completed all required reporting in April. Attend CD&H Practitioners Conference.
- **ARPA:** General Administrative Duties. Quarterly report was submitted at the end of April.
- **SPC:** Attended TTC meetings. Planning Directors Meeting. Met with Rich Fitzgerald and Forward Lawrence to a tour of Lawrence County. 2027 TIP Update is beginning and the deadline to return any projects is June 20th
- **NORTHWEST:** Weekly calls with the Core Connect Committee have been happening ever since.
- **RALC:** Administering the Side Yard Program and Countywide Housing and Blight Remediation Program. Awarded nine façade grants to qualifying applicants in Lawrence County. Administering the Ellwood City and Union Township Façade Program thru DCED Waiting to hear from PHFA for Countywide Blight Remediation Program.
- **GENERAL:** CPDAP meeting. APA-PA Board Meetings. Forward Lawrence Board meetings. Regional HOME application with LCCAP. Assisting Plain Grove Township with bike route. Assisting the New Castle Library with their Keystone grant. Liquid fuel applications were reviewed and presented to the Commissioner for their approval.

3. Commissioner's Comments:

1. **Dan Vogler** – Stated that we have 27 municipalities and this year, 17 applied for Liquid Fuels funding. Each recipient will receive \$23,500. He also mentioned that the Commissioner's have been spending a fair amount of time in Union Township over the last month for business openings. Those being Jersey Mikes, Comcast/Xfinity and Michael's. He reminded the group that May 20th is election day.
2. **Chris Sainato** – Stated that the Union Square Plaza is now full and that the new Marshall's store will be opening by the end of the year.
3. **Dan Kennedy** – Stated he spent some time in Harrisburg recently where he met with Mike Carroll from PennDOT, and stressed to him that our secondary roads are in poor condition and that we need some assistance. He also spoke with Rich Fitzgerald from the Southwest Planning Commission about the same matter. Mr. Fitzgerald has tasked him with compiling data of the roads in need of repair.
4. **Forward Lawrence:** Ben Bush addressed the board stating that he was also in Harrisburg and reiterated the condition of the roads in the county. He also mentioned that Stonecrest Business Park is moving along. Roadway improvements will be starting soon which include turnings lanes, however, there will not be a light installed at this time. Initial construction should be completed by the end of June. Improvements are continuing at the Cedar Street Industrial Complex in downtown New Castle. The industrial sites assessment is almost complete.
5. **Old Business:** None
6. **New Business:** None

Action Agenda:

Subdivision and Land Developments: One land development was presented to the Board for review:

Ed Minto Storage Units – Slippery Rock Township: Allen Miller reviewed the County Comments on the plan. Mary Burris moved that the Township take the County comments presented into consideration before approval. Cindy Morabito seconded.
Motion carried 7-0.

Zoning and Municipal Reviews:

Shenango Township – M-1 Manufacturing Overlay & Keeping Domestic Pets
Plain Grove Township – Solar Energy Amendment

Act 14 Notifications:

2 Reviews since the April 9, 2025 meeting.
7 Grant Consistency Letters – PA Small Water & Sewer & Creating a Sustainable Future

Adjournment:

Meeting adjourned at 12:38 PM.

The next meeting will be held on Wednesday, June 11, 2025, at 12:00 PM at the Ellwood City Historical Society located at 310 5th Street, Ellwood City, PA.