

Lawrence County Planning Commission
Regular Meeting Minutes
Hutchinson Center – Pearson Park
March 11, 2026
12:00 PM

The regular meeting of the Lawrence County Planning Commission was held at the Hutchinson Center located at 293 Pearson Park Drive, Neshannock Township, PA at 12:00 PM on March 11, 2026.

Attendance

Planning Commission

Board:

Karolee Loughhead, Chairperson
Cindy Morabito – Secretary
Everett Bleakney
James Blundo
Maxwell Frederick – alternate
Jim Gagliano – alternate
Larry Lambo
John Logue – alternate
Hygeia Moss-Eggleston – alternate
Frank Telesz

Staff:

Amy McKinney, Director of Planning
Allen Miller, Deputy Director of Planning
Rebecca Shaffer, Deputy Director of Community Development
Chris Conti, GIS Planner
Mary Glass, Office Manager/CDBG Administrator

Guests:

Dan Vogler, County Commissioner
Dan Kennedy, County Commissioner
Joe Gierlach, Neshannock Township Supervisor
Rachel Hanson, Neighbors in New Castle
Debbie Wachter, New Castle News
Amy Kunselman, Lawrence/Mercer Assoc. of Realtors
CheyAnn Miller, Senator Vogel's Office

Call to Order

The regular meeting of the Lawrence County Planning Commission was called to order at 12:00 PM by Karolee Loughhead.

Regular Agenda

1. **Approval of Minutes:** Cindy Morabito moved, seconded by Everett Bleakney to approve the minutes of the February 11, 2026, meeting. Motion carried 6-0.
2. **Staff Report:**
 - **Comprehensive Plan/Greenways Plans:** DCED Comprehensive Plan Update – awarded \$75,000 from DCED to update the County Comp plan. The 2026 County Comprehensive Plan RFP was advertised on Friday, February 13th. Proposals are due on Monday, March 23rd. Contract has been received for our Quaker Falls

Master Site Plan Phase II and our DCNR Stavich Bike Trail Development Grant. Preparing an RFP for the Master Site Plan and scheduling preconference meeting with our DCNR rep. Working with County Engineer for the Stavich Bike Trail Phase 1. Working with Forward Lawrence to submit an application to DCED for a portion of the Quaker Falls Phase II Master Site Plan match and an application to DCED GTRP for Phase II of Stavich.

- **CDBG:** General administrative duties. Ellwood City Curb ramp project is partially complete with a retaining wall to be completed in the spring. Advertisement for the Rich Avenue CDBG project.
- **LEAD Hazard Reduction Grant:** Finalized the 2025 Lead Hazard Reduction Grant documents and received the contract for the project to begin effective March 16th. LCCAP will be the subcontractor performing the work.
- **ARPA:** General Administrative Duties and quarterly reporting.
- **SPC:** Attended TTC meetings. Planning Directors Meeting. Active Transportation meeting. TIP meetings for the TIP Update.
- **NORTHWEST:** Weekly calls with the Core Connect Committee.
- **GENERAL:** CPDAP meetings. APA-PA Board Meetings. Forward Lawrence Board meetings and site committee meetings Held our LOM meeting on March 5th.

3. Commissioner's Comments:

Dan Vogler – Thanked Neshannock Township for allowing us to use the Hutchinson Center for the meeting. Mr. Vogler then stated that within the last month, the Commissioner's and Laurel Area School District adopted a LERTA (Local Economic Revitalization Tax Assistance) for sections of Hickory Township that are zoned Light Industrial. This is a graduated 5-year tax abatement program. The first year is 100% tax abatement and each year after is 80%, 60%, 40% and 20%. After the fifth year, the abatement terminates.

Dan Kennedy – Stated that we have been seeing interest from data processing centers looking to build in Lawrence County and he feels that we may see one or two develop here. He said they are looking for areas where they have access to gas they use it to generate their own electricity. Most of the developers he has talked to do closed-loop cooling, which is a system that keeps circulating water for cooling, so it will not use a lot of water. They are also looking for locations with fiber optic availability and Lawrence County has eleven fiber optic lines running through it.

4. Forward Lawrence:

Maxwell Frederick –

- **Shenango China Property** - Still waiting for approval of the application for a clean-up grant that the City of New Castle submitted. This would allow for the complete demolition of the structures and capping of the property to make it EPA friendly. They expect to hear about the application in June.
- **Cedar Street Factory/Office Building** - The office building in front of the Cedar Street Factory is owned by the Lawrence County Economic Development Corporation. It has not been updated in decades and is currently occupied. They plan to use their \$235,000 LSA grant to make renovations for the current tenants.
- **Sheridan Street Housing Project** - They will be putting a development plan together for this project so they are prepared should funding become available.
- **REMA Corp Site** - They met with the DEP and the EPA about who is going to take site control of the REMA Corp site. Nothing has been determined at this time.

5. Public Comments:

None

6. Old Business:

None

7. New Business:

None

Action Agenda:

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

DOREN Inc. – New Beaver Borough - Allen Miller reviewed the County Comments on the plan. Everett Bleakney moved that the Township take the County comments presented into consideration before approval. Cindy Morabito seconded.
Motion carried 6-0.

Zoning and Municipal Reviews:

Data Center Use – Mahoning Township

Act 14 Notifications:

Seven reviews since the February 11, 2026, meeting.

Adjournment:

Meeting adjourned at 12:33 PM.

The next meeting will be held on Wednesday, April 8, 2026, at 12:00 PM at the Westminster College located at 319 S. Market Street, New Wilmington, PA.