

**Lawrence County Planning Commission
Regular Meeting Minutes
Neshannock Township Municipal Building
February 12, 2025
12:00 PM**

The regular meeting of the Lawrence County Planning Commission was held at the Neshannock Township Municipal Building at 12:00 PM on February 12, 2025.

Attendance

Planning Commission

Board:

Karolee Loughhead, Chairperson
Mary Burris, Vice Chairperson
Cindy Morabito, Secretary
Everett Bleakney
Hygeia Moss-Eggleston (alternate)
Linda Nitch

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
Marla Brown, PA State Representative
Nicholas Vercilla, New Castle News
Amy Kunselman, Lawrence County Realtors & Builders Association
Leslie Bucci, Neshannock Township
Joe Gierlach, Neshannock Township
Tyson Miller, KDP Resources
Jim Bish, Wesbanco
Amy Stapleton, Wesbanco
Steve Panko, WCCV New Castle, LLC

Call to Order

The regular meeting of the Lawrence County Planning Commission was called to order at 12:04 PM by Karolee Loughhead.

Public Comments:

Leslie Bucci, Neshannock Township Supervisor/Secretary – Steelite International groundbreaking was held on January 15, 2025. They are waiting for the NPDES permit to be approved. Once received, they can start moving earth. The property ownership will be held by another entity. They will develop and build the structure and lease it to Steelite International. Not only will there be a lot of construction on the site, but the Township is realigning Kings Chapel Road to bring it up out

of the floodplain. The water obstruction permit has just been received. They are also in the process of getting the permit for the Union Township traffic light at US 422, State Route 224 and State Route 4004. They are updating the traffic light to put in a left turn lane and left turn signal. They signed an agreement a few years ago that they would spearhead this and fund it. They have applied for and received an MTF grant of \$1.2 million dollars. The County Commissioners also offered local support of \$200,000 and the Township will work on the balance.

Marla Brown, State Representative – Last week the Governor gave his budget address where he proposed a 7.5% increase. They will start budget hearings next week. She will be serving on the appropriations committee this term and will attend those hearings.

Regular Agenda

1. **Approval of Minutes:** Everett Bleakney moved, seconded by Linda Nitch to approve the minutes from the December 11, 2024, meeting. Motion carried, 5-0.

2. **Staff Report:**

- **Comprehensive Plan/Greenways Plans:** Working with Forward Lawrence to submit an application to DCED to begin work on the update of our 2016 Comprehensive Plan. Application is due on March 1st. Working with Forward Lawrence to submit two applications to DCNR: Planning Grant for Master Site Plan Phase II at Quaker Falls. Development Grant for the Stavich Bike Trail Rehabilitation.
- **CDBG:** General administrative duties. FY2022 Ellwood City – ADA Curb Ramp Project.. This project will provide access to nineteen (19) non-conforming curb ramps in the borough. Awarded the contract at the December 17th Commissioners Meeting to Fryer Excavating. Submitted the FY2022 Modification for Shenango Township. FY2024 Application review with grant manager in December. Submitted updated items to them for review and approval. Completed a FY2024 modification to review the Enon Valley Borough ADA Improvement project and add the funds to Housing Rehabilitation. Completed all required reporting in January.
- **ARPA:** General Administrative Duties. Submitted the quarterly report showing all funds allocated.
- **SPC:** Attended TTC meetings. Planning Directors Meeting. Attended the SPC Climate Pollution Reduction Grant Action Committee meetings.
- **NORTHWEST:** Attended the NW Planners Meeting. Discussion with the NW for a regional initiative to submit a BEAD application for Broadband expansion. 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. Working on a Countywide Façade Improvement program and Ellwood City Façade Program. Submitted an application to PHFA for Countywide Blight Remediation Program.
- **GENERAL:** Ellwood City Façade Program. CPDAP meeting. APA-PA Board Meetings. Forward Lawrence Board meetings. Regional HOME application with LCCAP.

3. **Commissioner's Comments:**

Dan Vogler- Thanked Neshannock Township for hosting the meeting and asked that they share the exciting news of the groundbreaking at Steelite.

Dan Kennedy- Forward Lawrence is working hard at the Stonecrest Industrial Park and we are hoping that in a couple of years this development will create many jobs. He will be

representing Lawrence County at the NFL draft at Accusure Stadium in Pittsburgh on February 24th, 2025.

Chris Sainato – Thanked Neshannock Township for there efforts in the Township and stated he is pleased to see the Steelite International project come to fruition. He mentioned that we are starting to see a lot of positive things happening in the county. Noting how important it is that we have the job training facility and the New Castle School of Trades in Neshannock Township, we need to have people well trained to do jobs that are being created in the county. He feels having a skilled workforce is critical.

4. **Forward Lawrence-** No update

5. **Old Business: None**

6. **New Business:** State ethics forms should be returned by March.

Action Agenda:

Subdivision and Land Developments: Two land developments were presented to the Board for review:

LG Lofts, LLC – City of New Castle: Allen Miller reviewed the County Comments on the plan. Mary Burris moved that the City take the County comments presented into consideration before approval. Linda Nitch seconded.
Motion carried 5-0.

Starbucks – Neshannock Township: Allen Miller reviewed the County Comments on the plan. Linda Nitch moved that the Township take the County comments presented into consideration before approval. Everett Bleakney seconded.
Motion carried 5-0.

Zoning and Municipal Reviews:

None

Act 14 Notifications:

13 Reviews since the December 11th, 2024, meeting.

Adjournment:

Meeting adjourned at 12:42 PM.

The next meeting will be held on Wednesday, March 12, 2025, at 12:00 PM at the Slippery Rock Township Municipal Building located at 4334 US 422, New Castle, PA.