

**Lawrence County Planning Commission
Regular Meeting Minutes
Mohawk Coffee House (MoCo House)
April 9, 2025
12:00 PM**

The regular meeting of the Lawrence County Planning Commission was held at the Mohawk Coffee House at 12:00 PM on April 9th, 2025.

Attendance

Planning Commission

Board:

Karolee Loughhead, Chairperson
Mary Burris, Vice Chairperson
Cindy Morabito, Secretary
Everett Bleakney
James Blundo
Ben Bush (alternate)
Dave Hammond

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
Thomas Plazek, GIS Planner

Guests:

Dan Vogler, County Commissioner
Dan Kennedy, County Commissioner
Chris Sainato, County Commissioner
Debbie Wachter, New Castle News
Jim Gagliano Jr., Moco House
Bruce Peterson, Chief Assessor
Al Burick, Shenango Township Manager
Jonathan Garczewski, The Gateway Engineers Inc.

Call to Order

The regular meeting of the Lawrence County Planning Commission was called to order at 12:06 PM by Karolee Loughhead.

Public Comments: None

Regular Agenda

1. **Approval of Minutes:** Ben Bush moved, seconded by Cindy Morabito to approve the minutes from the February 12, 2025, meeting. Motion carried, 7-0.
2. **Staff Report:**

- **Comprehensive Plan/Greenways Plans:** Staff has been working with Forward Lawrence on several grant applications. Submitted to DCED For an update to our Comprehensive Plan. Two applications were submitted to DCNR, one planning and one development. 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 and pre-construction meeting was held on April 8th. Submitted the FY2022 Modification for Shenango Township. FY2024 contract has been received for signatures. Submitted updated items to them for review and approval. Completed all required reporting in January.
- **ARPA:** General Administrative Duties. Quarterly report due at the end of April.
- **SPC:** Attended TTC meetings. Planning Directors Meeting. Attended the SPC Climate Pollution Reduction Grant Action Committee meetings. 2027 TIP Update is beginning and the deadline to return any projects is June 20th
- **NORTHWEST:** Attended the NW Planners Meeting. A regional BEAD application for Broadband expansion was submitted in January. 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. Waiting to hear from 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. Meeting with Plain Grove Township, SPC and PennDOT for bike route. Assisting the New Castle Library with their Keystone grant. Liquid fuel applications are due from the municipalities at the end of April.

3. **Commissioner's Comments:** None

4. **Forward Lawrence:** Ben Bush addressed the board stating that they have about \$380,000 available to lend to small businesses in the county. They can lend up to 50% and the business needs to have a private loan for the other percentage. The Steelite project is well underway and is currently on a 14-month schedule. Waterlines are being installed at Stonecrest Business Park and along Route 18. The property should be ready by June. There are four lots that could have the potential for 1.5 million square feet under roof. They have had inquiries on every lot and multiple on two of them. An Industrial Sites Assessment has just been completed for the county.

5. **Old Business:** None

6. **New Business:** None

Action Agenda:

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

Penn Ohio Bottled Water – Shenango Township: Allen Miller reviewed the County Comments on the plan. Ben Bush moved that the City take the County comments presented into consideration before approval. James Blundo seconded.
Motion carried 7-0.

Berner International Expansion – Shenango Township: Allen Miller reviewed the County Comments on the plan. Ben Bush moved that the Township take the County comments presented into consideration before approval. Mary Burris seconded.
Motion carried 7-0.

Wright Subdivision – South New Castle Borough - Allen Miller reviewed the County Comments on the plan. Everett Bleakney moved that board approve the plan as presented.
Dave Hammond seconded.
Motion carried 7-0.

Zoning and Municipal Reviews:

Mahoning Township – Vacating Segment of East Main Street Right-of-Way
Pulaski Township – Zoning Amendment

Act 14 Notifications:

6 Reviews since the February 12, 2025, meeting.

Adjournment:

Meeting adjourned at 12:47 PM.

The next meeting will be held on Wednesday, May 14, 2025, at 12:00 PM at the Wilmington Township Municipal Building located at 669 Wilson Mill Road, New Castle, PA.