

**Lawrence County Planning Commission
Regular Meeting Minutes
Shenango Township Municipal Building
September 10, 2025
12:00 PM**

The regular meeting of the Lawrence County Planning Commission was held at the Shenango Township Municipal Building located at 1000 Willowbrook Road, New Castle, PA at 12:00 PM on September 10th, 2025.

Attendance

Planning Commission

Board:

Karolee Loughhead, Chairperson
Cindy Morabito, Secretary
Everett Bleakney
James Blundo
Ben Bush (alternate) arrived at 12:05 PM
Dave Hammond
Linda Nitch

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
Chris Sainato, County Commissioner
Marla Brown, State Representative
Debbie Wachter, New Castle News
Amy Kunselman, LC Builder's & LC Board of Realtors
Max Frederick, Forward Lawrence
Al Burick, Shenango Township Manager
Kevin Swogger, Ellwood City Manager

Call to Order

The regular meeting of the Lawrence County Planning Commission was called to order at 12:02 PM by Karolee Loughhead.

Public Comments:

1. **Al Burick**, Shenango Township Manager, stated that the Kittery Ridge Group has applied for NPDES permitting and would be taking the next step in October.
2. **Marla Brown**, State Representative, stated that CMI Upstate LLC is in the process of purchasing the former Ben Weitsman recycling plant located at 526 S. Jefferson Street, New Castle. They are

looking to significantly improve the facility. She also stated that there are many exciting things happening in the City of New Castle and would like to see the positive local stories being expressed more through all media outlets.

Regular Agenda

1. **Approval of Minutes:** Cindy Morabito moved, seconded by Dave Hammond to approve the minutes of the July 9th, 2025, meeting. Motion carried, 6-0.
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).
 - **CDBG:** General administrative duties. Working with Shenango Township on sidewalks at their Park and Ellwood City for their Curb ramp project (Bids opened for Ellwood on 9/9). Bazzichi Park Income Surveys. Preparing the FY2025 application that is due on October 31st.
 - **ARPA:** General Administrative Duties. Next report is due on October 31st.
 - **SPC:** Attended TTC meetings. Planning Directors Meeting. Active Transportation meeting. TTC/TOC Meeting. Met with Turnpike Commission to discuss Open Access tolling. TIP Update. Public Participation Panel coordination. HPMS work has begun.
 - **NORTHWEST:** Weekly calls with the Core Connect Committee. Reviewed NW Greenways Block applications.
 - **RALC:** Administering the Side Yard Program and Countywide Housing and Blight Remediation Program. Administering the Ellwood City and Union Township Façade Program thru DCED. Awarded PHFA funds for 2025.
 - **GENERAL:** CPDAP meeting. APA-PA Board Meetings. Forward Lawrence Board meetings. Meeting with DCNR on September 30th.
3. **Commissioner's Comments:**
 1. **Dan Vogler** – Thanked Shenango Township for hosting the meeting and mentioned the many upgrades the Township has made to their community park. He also mentioned that Verizon, Comcast, and Armstrong have received funding for the Broadband project.
 2. **Dan Kennedy** – Stated that he and Ben Bush of Forward Lawrence will be going to Washington, D.C., with the Southwestern Pennsylvania Commission and the Allegheny Conference September 16-17, 2025.
 3. **Chris Sainato** – Reiterated that the improvements at the Shenango Community Park have made a huge difference and that good things are happening in Lawrence County.
4. **Forward Lawrence:** Ben Bush stated they have completed a transition of the Industrial Sites Assessment, which will be beneficial for future planning. They worked with a group of planning consultants and real estate professionals to build a GIS tool to narrow down parcels throughout the county that could potentially be developed into industrial sites. He stated that the Department of Energy is currently reviewing grants and that he and Commissioner Kennedy will be in Washington DC next week and hope to be able to make a push for a grant for one of the Stonecrest lots. He also mentioned that they started an pre-apprenticeship program two years ago. Last year they had 23 students from throughout the county that were placed in a manufacturing pre-apprenticeship program. Of the 23 students, 14 were State certified and 22 of the 23 graduated

the program. They have just received a First Energy grant in the amount of \$10,500 to continue this program next year.

5. **Old Business:** None

6. **New Business:** The State of County is scheduled for September 18th, 2025.

Action Agenda:

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

Heritage Property Holdings LLC – Bessemer Borough: Allen Miller reviewed the County Comments on the plan. Ben Bush moved that the Township take the County comments presented into consideration before approval. Everett Bleakney seconded. Motion carried 7-0.

Zoning and Municipal Reviews:

Wayne Township - Solar Ordinance

Plain Grove Township – Eppinger Conditional Use

Plain Grove Township – SWD PG, LLC Conditional Use

Act 14 Notifications:

10 Reviews since the July 9th, 2025, meeting.

Adjournment:

Meeting adjourned at 12:26 PM.

The next meeting will be held on Wednesday, October 8th, 2025, at 12:00 PM at the Plain Grove Township Municipal Building located at 1029 Plain Grove Road, Volant, PA.