

**Lawrence County Planning Commission**  
**Regular Meeting Minutes**  
**Lawrence County Government Center**  
**July 9, 2025**  
**12:00 PM**

The regular meeting of the Lawrence County Planning Commission was held at the Lawrence County Government Center located at 430 Court Street, New Castle, PA at 12:00 PM on July 9<sup>th</sup>, 2025.

**Attendance**

**Planning Commission**

**Board:**

Karolee Loughhead, Chairperson  
Mary Burris, Vice Chairperson  
Cindy Morabito, Secretary  
Everett Bleakney  
Ben Bush (alternate)  
Larry Lambo  
Frank Telesz

**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  
Amy Kunselman, LC Builder's & LC Board of Realtors  
Katrina Harnel, Sheffler & Company Inc.  
Jennifer Frehan, Northwest Commission  
CheyAnn Grimes, Senator Vogel's Office  
Brenda Thompson, Turn 4 Toilets

**Call to Order**

The regular meeting of the Lawrence County Planning Commission was called to order at 12:01 PM by Karolee Loughhead.

**Public Comments:** Katrina Harnel of Sheffler & Company Inc. shared site renderings of the Turn 4 Toilets land development. Stating that this will be a warehouse facility with a small office and a gravel lot in the back. The site will be set back from the road. They have a Highway Occupancy Permit in process with PennDOT and the plan has been submitted to the Conservation District for NPES approval.

## **Regular Agenda**

1. **Approval of Minutes:** Ben Bush moved, seconded by Frank Telesz to approve the minutes of the June 11, 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. Applied to the PA-APA Chapter Great Places nomination for Quaker Falls. NW application for Quaker Falls
- **CDBG:** General administrative duties. FY2022 Ellwood City – ADA Curb Ramp Project has been completed. Shenango Township Park started last week with the pour and play. Surveys sent out for Bazzichi park. Submitted a Revision for FY2022, Ellwood City Borough. Sent out FY2025 project requests to municipalities. All project requests are due back on August 1<sup>st</sup>. Will schedule 1<sup>st</sup> Public Hearing for FY 2025 in July.
- **ARPA:** General Administrative Duties. Next report is due on July 31<sup>st</sup>.
- **SPC:** Attended TTC meetings. Planning Directors Meeting. Active Transportation meeting. TTC/TOC Meeting.
- **NORTHWEST:** Weekly calls with the Core Connect Committee.
- **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.
- **GENERAL:** CPDAP meeting. APA-PA Board Meetings. Forward Lawrence Board meetings. Assisting Plain Grove Township with bike route. Assisting Ellwood City with Grants funds. Reviewing Great Places nominations.

3. **Commissioner's Comments:**

1. **Dan Vogler** – Stated that the Government Center addition to the main courthouse was built in the 1970's and that the Commissioner's had taken steps at their meeting on July 8<sup>th</sup>, 2025 to replace the roof which is original. He also gave a brief history about the construction of the addition.
2. **Dan Kennedy** – Stated that the Commissioner's also plan to upgrade the lighting in the Government Center to LED, which will not only improve the lighting but be more cost effective. They are hoping to put the project out to bid in the next couple of months.
3. **Chris Sainato** – Stated that through the efforts of county staff, the capital improvements to the Government Center are underway. He also stated he had recently been out on the Stavich Bike Trail and found that the Lawrence County portion of the trail is in good condition but is starting to show signs of needing to be repaved.

4. **Forward Lawrence:** Ben Bush stated they are working on some items with New Wilmington Borough as well as with Wilmington Township. Roadway improvements are currently happening at Stonecrest Business Park. A PETA loan that was approved awhile back will be closing by the end of this summer for the former New Castle Battery facility. Another loan was just approved for a multi-tenant facility in Ellwood City that was being sold. This loan will allow for the purchase of the facility and ensure that the tenants will be able to stay in place. They are almost through their Industrial Sites assessment and the next item will be a hotel study.

5. **Old Business:** None
6. **New Business:** None

**Action Agenda:**

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

**Turn 4 Toilets – Wayne Township:** 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 7-0.

**Zoning and Municipal Reviews:**

None

**Act 14 Notifications:**

3 Reviews since the June 11, 2025, meeting.

**Adjournment:**

Meeting adjourned at 12:26 PM.

The next meeting will be held on Wednesday, August 13, 2025, at 12:00 PM at the Washington Township Municipal Building located at 1413 George Washington Road, Volant, PA.