

AGENDA

CRAWFORD COUNTY PLANNING COMMISSION

Crawford County Courthouse

February 22nd, 2021

1. **Roll Call**
2. **Action on January 2021 Reorganization Meeting Minutes**
3. **Action on January 2021 Regular Meeting Minutes**
4. **Communications**
5. **Reports:**
 - A. **Standing Committees**
 - A. Transportation Committee
 - B. Agricultural and Environmental Concerns Committee
 - C. Personnel Committee
 - D. Planning Initiative Committee
 - B. **Planning Director's Report**
6. **Public Comment:**

() The floor is open to the public in attendance for matters on the Commission's AGENDA.*
7. **Presentations:**
 - a. Monday.com – What it is and how to use it
8. **Subdivisions, Land Development & Zoning Reviews:**
 - a. Reflections on Conneaut Lake Preliminary Land Development, Sadsbury Township
 - b. Staff Reviews
9. **Old Business:**
 - a. Strategic Plan Implementation
10. **New Business:**
11. **Adjournment:**

**Those wishing to address issues not on the AGENDA should contact the Planning Director prior to the beginning of the regularly scheduled CCPC meeting.*

CRAWFORD COUNTY PLANNING COMMISSION

2021 Reorganization Meeting Minutes Skype Meeting, Meadville, Pennsylvania

Commissioner Lawrence called the 2021 Reorganization Meeting of the Crawford County Planning Commission (Planning Commission) to order at 1:31 p.m. on January 25, 2021.

1. Planning Commission Roll Call:

Present –

Dick Astor, Treasurer
Daniel Arnett
John Frye
John Lawrence, Chair
Katie Wickert
Maria Anderson Dreese, Secretary
Peter Zimmer
Scott Sjolander

Absent –

Ron Mattocks

Other Attendees –

Zach Norwood, CC Planning Director
Thomas, Gilbertson, CC Assistant Planning Director for Community Planning
Peter Grella, CC Land Use Planner
Eric Henry, Crawford County Board of Commissioners
Francis Wiederspahn, Crawford County Board of Commissioners
Travis Palmer

2. 2021 Reorganized slate of officers for the Planning Commission:

Commissioner Lawrence presented the 2021 slate of officers before the Crawford County Planning Commission. The slate of officers comprises Commissioner Anderson-Dreese as Chairman, Commissioner Mattocks as Vice-Chairman, Commissioner Zimmer as Secretary, and Commissioner Astor as Treasurer. Commissioner Frye moved to adopt the 2021 slate of officers. Commissioner Zimmer seconded. Motion carried. Commissioner Astor's vote was not recorded due to a technical issue.

3. Planning Commission Committees

Commissioner Anderson-Dreese presented a revised roster of members to serve on each of the Planning Commission's standing committees. The roster was presented as follows:

Planning Initiatives Committee

- Commissioner Mattocks, Chairman

- Commissioner Zimmer
- Commissioner Frye
- Commissioner Sjolander

Agriculture and Environmental Concerns Committee

- Commissioner Zimmer, Chairman
- Commissioner Wickert
- Commissioner Arnett
- Commissioner Sjolander

Transportation Committee

- Commissioner Anderson-Dreese, Chairman
- Commissioner Astor
- Commissioner Lawrence
- Commissioner Frye

Personnel Committee

- Commissioner Astor, Chairman
- Commissioner Lawrence
- Commissioner Anderson-Dreese
- Commissioner Wickert

Commissioner Sjolander moved to accept the roster of standing committee assignments. Commissioner Frye seconded. Motion carried unanimously.

4. Schedule of Meetings:

Mr. Norwood proposed a schedule of meetings for the Planning Commission's 2021 organization year. [The schedule comprises a plan of regular meetings on:

- February 22, 2021
- March 22, 2021
- April 26, 2021
- May 24, 2021
- June 28, 2021
- July 26, 2021
- August 23, 2021
- September 27, 2021
- October 25, 2021
- November 22, 2021
- December 20, 2021

The schedule also includes a reorganization meeting planned for Monday, January 24, 2022]

Commissioner Anderson-Dreese suggested that the Planning Commission could meet at a different time with the intention of accommodating those who work during the day. Commissioner Astor concurred with the idea of a more workforce friendly meeting time. Commissioner Astor moved to adopt the current schedule of meetings as proposed by Mr. Norwood. Commissioner Sjolander

seconded. Motion was opened for discussion with Commissioner Anderson-Dreese proposing a meeting time of 4:30 p.m. on the same days. The motion was discussed with several members giving their preference. Commissioner Anderson-Dreese modified her original suggestion with a new time of 3:30 p.m. Commissioners Mattocks and Arnett concurred with this time. Motion was amended by Commissioner Astor to retain the schedule of dates while moving the meeting times to 3:30 p.m. for all planned meeting over the balance of 2021 and the 2022 reorganization meeting. Commissioner Sjolander seconded the revised motion. Motion carried unanimously.

5. ADJOURNMENT:

Commissioner Anderson-Dreese moved to adjourn the meeting. Commissioner Frye seconded. The January 2021 Crawford County Planning Commission Reorganization Meeting adjourned at 1:50 p.m. on Monday, January 25, 2020.

Respectfully submitted,

Peter Zimmer, Secretary
Crawford County Planning Commission

cc:

Crawford County Board of Commissioners
Crawford County Planning Commission February 2021

CRAWFORD COUNTY PLANNING COMMISSION

January Regular Meeting Minutes Skype Meeting, Meadville, Pennsylvania

Commissioner Dreese, Chair, called the Regular Meeting of the Crawford County Planning Commission (Planning Commission) to order at 1:51 p.m. on January 25, 2021.

1. Planning Commission Roll Call:

Present –

Dick Astor, Treasurer
Daniel Arnett,
John Frye,
John Lawrence
Katie Wickert
Maria Dreese, Chair
Peter Zimmer, Secretary
Ron Mattocks, Vice-Chair
Scott Sjolander

Absent –

Other Attendees –

Zach Norwood, CC Planning Director
Thomas, Gilbertson, CC Assistant Planning Director for Community Planning
Peter Grella, CC Land Use Planner
Eric Henry, Crawford County Board of Commissioners
Francis Wiederspahn, Crawford County Board of Commissioners

2. Action on December 2020 Regular Meeting Minutes:

Commissioner Dreese requested action on the December 2021 Regular Meeting minutes. Commissioner Frye moved to adopt the minutes; Commissioner Lawrence seconded; motion carried with Commissioner Arnett abstaining.

3. Communications:

- U.S. Census Bureau correspondence on Complete Count Committee.

4. Reports:

A. Standing Committees –

Transportation Committee: Commissioner Dreese reported that the committee did not meet but will be meeting soon to discuss matters that will be announced under new business.

Agricultural and Environmental Concerns Committee: Commissioner Zimmer reported that the committee has not met.

Personnel: Commissioner Astor reported that the committee did not meet but will be coordinating future meetings soon.

Planning Initiatives Committee: Commissioner Mattocks reported that the Planning Initiatives Committee met on January 13, 2021. This meeting continued work on expanding rural broadband opportunities across underserved areas of Crawford County by working to develop a proposal and presentation for an expansion concept. The Planning Initiatives Committee will provide a presentation on their work before the Planning Commission at its regular meeting in March with the expectations of delivering a complete proposal for the Commission's consideration at its regular meeting in April.

B. Planning Director's Report –

Mr. Norwood reported the following:

[ADMINISTRATIVE UPDATES]

2021 STATEMENT OF FINANCIAL INTEREST (ETHICS) FORMS

The Planning Office and Planning Commission needs to submit the Ethic's Form included in the January meeting packet by May 1, 2021. Commission members can send the form via mail or deliver it in person to the Crawford County Elections Office.

COMMUNITY PLANNING PROJECTS

HAZARD MITIGATION PLAN

The Planning Office, GIS Section, and the Public Safety Department submitted the final draft of the 2020 Hazard Mitigation Plan for review by PEMA and FEMA in January 2021. The existing plan expires in May of 2021.

COUNTYWIDE PUBLIC SAFETY STUDY

Crawford County will be submitting a request for assistance from the Department of Community and Economic Development to complete a countywide public safety study focusing on fire and emergency response services (EMS). The study will be covered by the state through a program discovered by the Planning Office. The project is expected to kick off in 2021 and be completed prior to 2022.

COMMUNITY DEVELOPMENT PROJECTS

APPALACHIAN REGIONAL COMMISSION (ARC) POWER GRANT

Planning staff and ARC staff have been working to coordinate the logistics and contractual agreements of a cooperation agreement to initiate the \$1.5 million ARC grant to develop the Erie to Pittsburgh Trail.

CRAWFORD COUNTY ACT 13 PROGRAM

The Planning Office has officially announced the Act 13 Program through social media, email blasts, and letters to local communities. Numerous inquiries have come in about the program and it appears we will have a large pool of projects to fund in late 2021.

CITY OF MEADVILLE RENTAL & UTILITY ASSISTANCE PROGRAM

The Planning Office is finalizing the program requirements to kick off a rent and utility assistance program for citizens in the City of Meadville which will be funded through the City's Community Development Block Grant Coronavirus funding. Please keep an eye open as that program gets announced to refer citizens within the City who need help to it.

LEGISLATIVE UPDATES

HOUSE BILL 1775 & SENATE BILL 101

These two pieces of legislation would amend the State Highway Law to require that PennDOT maintain all surface and subsurface drainage facilities connected with the state highways within boroughs and incorporated towns with populations equal to or less than 2,500 people. Passage of either of these bills would help strengthen the infrastructure in all fourteen of Crawford County's Boroughs. The Planning Commission and Planning Office staff should reach out to local elected officials to determine their stance on this legislation and encourage them to sponsor or cosponsor the bill in the current legislative session.]

5. Public Comment:

None.

6. Presentations:

None.

7. Subdivisions, Land Developments & Zoning Reviews:

A. Welcome Solar III Land Development, West Fallowfield Township.

Mr. Grella provided an overview of the Welcome Solar III Land Development in West Fallowfield Township. Mr. Grella's presentation provided details on the site, use, and construction among other aspects of the proposal. Mr. Grella noted that a potential natural gas line easement was not recognized within the submission and that certain stormwater requirements were not addressed within the materials provided. Commissioner Astor moved to approve the commentary provided by the Crawford County Planning Office and to forward it on to West Fallowfield Township. Commissioner Lawrence seconded. Motion carried. Commissioner Arnett's vote was not reported due to a technical issue.

B. Administrative Reviews.

Mr. Norwood provided an overview of administrative reviews completed by the Crawford County Planning Office since its December 2020 regular meeting.

8. Old Business:

A. Committee Assignment Discussion.

Item tabled.

B. 2021 Act 13 Program Discussion.

Commissioner Dreese provided an overview of the funding resources available for local municipalities through the County's distribution of Act 13 funding. Commissioner Lawrence highlighted the importance of providing resources to local municipalities so that they understand what is available to them. Mr. Norwood mentioned that the County Planning Office will be hosting a live webinar on the Act 13 Funding Program in mid-February.

9. New Business:

A. Commission Member & Staff Biographies.

Commissioner Dreese provided welcoming and orientational comments for those new members of the Planning Commission.

B. Strategic Plan Implementation.

Mr. Norwood mentioned that the Planning Office's work schedule is very busy at the moment and requested that the Planning Commission develop several ideas for the implementation of the Planning Agency Strategic Plan. Commissioner Astor mentioned that it is the role of the Planning Commission to prevent the Strategic Plan from going unimplemented. Commissioner Dreese concurred and provided instruction to the Personnel Committee to consider ideas for implementing the Planning Agency Strategic Plan. Mr. Norwood suggested that the Planning Agency consider modifications to its subdivision review fee structure and schedule of work based on recommendations provided from the Strategic Plan. Planning Commissioners discussed some of the implications of restructuring Crawford County's SALDO submission review process. Commissioner Dreese suggested that this item could be advanced by first conducting a poll of local municipalities paired with one-on-one outreach from Planning Commission members. The Planning Commission, by consensus, agreed that seeing an overview presentation on the Planning Office's SALDO review process would be beneficial for the next meeting.

C. Northwest Commission Update

Regional Planning Organizations funds are available from the Northwest Commission. [missed content] Commissioner Astor suggested if available funding could be used to conduct transportation related feasibility studies. Mr. Norwood mentioned that Department of Conservation and Natural Resources (DCNR) funding is also available for local recreational improvement projects.

D. Census Question

Commissioner Astor asked Commissioner Mattocks if the County Planning Commissioner has seen an official report on U.S. Census participation. Commissioner Mattocks replied that no such report has been delivered but that one is pending.

10. Adjournment

Commissioner Astor moved to adjourn the meeting. Commissioner Frye seconded. The January 2021 Crawford County Planning Commission Regular Meeting adjourned at 3:09 p.m. on Monday, January 25, 2020.

Respectfully submitted,

Peter Zimmer, Secretary
Crawford County Planning Commission

cc:

Crawford County Board of Commissioners
Crawford County Planning Commission February 2021

January 29, 2021 @ 1:00 pm
Transportation Committee Meeting
Conference Call # 1-312-626-6799 Meeting ID: 561 858 8310
<https://psu.zoom.us/j/5618588310>

Meeting Minutes

In attendance:

John Lawrence
John Frye
Maria Dreese
Peter Grella (joined at ~1:30)

Absent:

Dick Astor

Note: Items in Red are action items for follow-up.

Act 13 At-Risk Bridge

Dreese reviewed highlights of Act 13 At-Risk Bridge Program. Highlights included the section 2-4 Special Requirements and the Annual Program Schedule. Dreese provided a list of the municipalities with adopted Comprehensive Plans. **Frye wanted to know the dates those plans were adopted as the Special Requirements indicate the Comprehensive Plan adoption needs to be within the last five years. Dreese to follow up with Grella to locate this information and distribute to the Committee.** Lawrence and Dreese discussed site visit with Richmond Township.

RPO Funding Opportunity

Dreese presented information forwarded by Norwood regarding Crawford County Commissioners and Planning Office Staff suggested projects for the RPO Funding Opportunity.

Potential Projects mentioned:

- Erie to Pittsburgh Trail from Centerville to Hydetown
- Ersnt Trail Feasibility Study Vernon Township to Conneaut Lake
- Meadville Airport Access Road off of Route 98 to Corporate Drive & Airport Road
- Culvert and Bridge Inventory

Lawrence suggested that an updated list of the municipal contacts and a map of the municipal boundaries be provided to the committee for discussion at the next committee meeting. Lawrence suggested dividing up the municipalities among the committee members for future outreach efforts. **Dreese to provide municipal contact list and map to committee members.**

Dreese to work with Astor regarding Meadville Airport Access Road to determine if this is still a viable potential project and if Vernon Township would support this project prior to proceeding.

Committee Projects for 2021

Dreese asked committee for ideas for projects for 2021. The following inquiries/suggestions were made:

1. **Inquire if Ashley Porter still holds a seat on the Statewide Transportation Advisory Board.** In 2020, Porter provided a survey link and asked for Crawford County participation. Transportation

Committee did outreach for this initiative. Inquire if we can obtain Crawford County results and the statewide results of the study.

2. Lawrence asked about the status of the Meadville Bypass discussions that involved West Mead and City of Meadville. Lawrence also asked the status of the group responsible for the French Creek corridor improvements proposed in this area as well.
3. Norwood recently referred to a survey of all crossings(pipes) that was completed by the NW Commission that currently no one can find the data from. Dreese to discuss further with Grella/Norwood to determine if the Transportation Committee can seek out this information from partners.
4. Lawrence suggested the Transportation Committee has developed in the past a list of County Priority Projects. Dreese provided a list of projects included in the County Comprehensive Plan from 2014. Dreese to inquire with Grella if other priority lists exist beyond what was included in the Comprehensive Plan. Lawrence suggested after dividing the municipal contact list among the committee, members should make outreach calls/emails to the municipalities to introduce ourselves and to ask what their top three state route concerns are in their area.
5. Dreese provided the Transportation Section of the 2014 County Comprehensive Plan to the Committee for reference. Pages within the plan were blank for maps. Dreese indicated these maps would be sought out and provided as part of the reference after the meeting. The maps can be viewed at the following link under the heading 2014 County Comprehensive Plan Maps: <https://www.crawfordcountypa.net/Planning/Pages/Comprehensive-Plans.aspx>

Next Meeting: To be determined.

Crawford County Planning Commission

Planning Initiatives Committee Report

10/22/2020

Meeting Date: October 7, 2020

Attendees (Actual):

- Ron Mattocks (Committee Chair)
- Thomas Gilbertson (Planning Office)
- John Frye (Committee Member)
- Scott Sjolander (Committee Member)
- Peter Zimmer (Committee Member)
- Eric Hawking (Owner Mobilecom)
- Chip Abramovic (Venango County Commissioner)

Meeting Discussion:

Discussion during the Planning Initiatives Committee October 7th, 2020 meeting centered on the issue of rural broadband and Internet connectivity in Crawford County. Joining the committee members were Eric Hawking of Mobilecom and Venango County Commissioner, Chip Abramovic who were invited to provide insights and expertise on the topic of rural Internet connectivity.

The meeting opened with Committee Chair, Ron Mattocks, giving an overview of the state of connectivity in the county and current broadband initiatives in the surrounding counties. Mr. Mattocks then introduced Mr. Hawking and invited him to share more details on the matter. In his talk, the following points were made:

- A GIS map (*not for public distribution*) was provided denoting service areas covered by current Internet Service Providers (ISP - Windstream and Armstrong Cable), the locations of fiber optic broadband cable, and the locations of underserved areas within the county
- By geography, the majority of Crawford County is considered to be in “underserved” areas download speeds of less than 1.5 MPS and upload speeds at less than 1.0 MPS (Underserved is considered to be any location with less than 25 MPS download speed and 3 MPS upload speed.)
- Current ISPs are not able to build out the infrastructure for broadband cable for potentially up to 10 years, even with government subsidies because there is little to no return on investment given the population density in remote areas. (The cost to run fiber is \$7K per home for Windstream and \$20K per home for Armstrong Cable.)
- Point-to-point wireless Internet is a viable, cost-effective solution that is being built out in Forrest, Venango, and Warren Counties. Forrest County the farthest along in the process currently
- Point-to-point wireless can be started using existing infrastructure within Crawford County and then expanded from there
- An overview was provided of logistical requirements, agency approvals, deployment options, planning timelines, and cost considerations for the county to evaluate.

Commissioner Abramovic provided context to the above points that offered a proof of concept for point-to-point wireless Internet. Among these were:

Crawford County Planning Commission

Planning Initiatives Committee Report

10/22/2020

- The increase of property values on homes in Venango County that have point-to-point Internet connectivity
- The potential to bring in new revenue opportunities such as the International Bowhunters Event which required reliable Internet access to live-stream the event
- The opportunities that exist to reduce costs and deploy services more rapidly through collaboration amongst the counties in this region and support from the Northwest Commission

Commissioner Abramovic also encouraged the commission to not overthink the process. He noted that this program is being closely followed by various agencies as a potential model for implementation in rural areas on a national level, and as a result, the program carries the potential for addition funding opportunities as it continues to demonstrate success.

Based on the above insights the Planning Initiatives Committee outlined a preliminary course of action:

- Present the option point-to-point Internet connectivity to the full Planning Commission and all three County Commissioners
- Evaluate wireless Internet opportunities based on priority of need, existing infrastructure, and topographical analysis
- Develop a small strategic plan outlining the resources, opportunities, timelines, and willing entities involved in building out wireless Internet within the county

The committee also discussed its original 2020 initiatives (evaluating the Housing Study Action Matrix), exploring a county-wide SALDO, and priorities related to the Strategic Plan). It was agreed that Internet connectivity would have an impact to varied degrees on those original initiatives. The committee, however, agreed that planning efforts would be focused on Internet connectivity given the increasingly critical need due to COVID-19, and that work on the original initiatives would be shelved and revisited as part of the county's Comprehensive Plan in 2021.

Outcome: The Planning Initiatives Committee's recommendation to amend its priority efforts would be presented to Planning Commission at the October 26th, 2020 meeting for formal adoption by commission members.

Next Meeting: Dependent upon the outcomes of the October Planning Commission's October meeting, the Planning Initiatives Committee will meet in November at a date to be determined.

Submitted on October 23rd, 2020 by:

Ron Mattocks
Planning Initiatives Committee Chair

Community Planning Projects

MUNICIPAL REVIEWS SUMMARY

Crawford County Planning from March through December of 2020 completed 51 development reviews. Of those reviews, 72.5% were completed at a staff level while 27.5% were taken to the Planning Commission for consideration. Staff spend 63.9% of their review time on staff level reviews resulting in 36.1% being spent on commission level reviews. When examining the municipal breakdown, township reviews accounted for 90.2% of all submissions while borough and city submissions accounted for 3.9% and 5.9%, respectively. Based on staff time spent to complete reviews, township reviews absorbed 92.4% of the staff's time while city reviews took 7.6%. Borough review accounted for less than .1%.

When examining specific municipal submissions, the top three communities receiving assistance were Vernon, Sadsbury, and South Shenango Townships. Reviews for Vernon Township accounted for 14.2% (over 38 hours), Sadsbury Township accounted for 11.2% (over 30 hours), and South Shenango Township accounted for 9.2% (over 25 hours) of staff time spent on development reviews. Overall Planning staff spent 273 hours, which is roughly 7.8 weeks of staff time, on development reviews in 2020.

These figures do not include staff time dedicated to reviewing municipal plan or regulation updates or permitting notification responses for development such as Act 14, 67, and 68 reviews.

UNION TOWNSHIP SAFETY IMPROVEMENT PLAN

The Planning Office is coordinating with Union Township on a safety study along Mount Pleasant Road. The segment includes a deteriorating one lane bridge, the intersection of the Ernst Trail, and difficult sight lines due to road design. The project will be partially funded through the regional TAC using the Unified Planning Work Program (UPWP).

SOLAR FARM PERMIT TRACKING

As raised in the January meeting, the Commission requested information regarding the permitting process for solar farms proposed for Crawford County. A list of and the status of permitting projects is available at <https://www.pjm.com/planning/services-requests/interconnection-queues.aspx>. Currently Crawford County has 19 projects proposed within Crawford County.

CONNEAUT VALLEY PLAN

The Conneaut Valley planning effort will wrap up the existing conditions analysis in about a month (end of March). The Steering Committee for the project will be provided the report and work with staff to initiate a public engagement and visioning process for April through June. This process will be tailored to public health guidelines and requirements for safe interaction.

Community Development Projects

CDBG-CV CONTRACT

Crawford County received an executed contract for our Community Development Block Grant Coronavirus Aid (CDBG-CV) program with the Department of Community and Economic Development (DCED). Multiple community projects funded through this program will initiate soon.

CRAWFORD COUNTY ACT 13 PROGRAM

The Planning Office held a Lunch and Learn Series for potential Act 13 applicants on February 18th. The format, a conference call, allowed for interested parties to hear about making an application as well as get answers to their questions. A summary of the questions and answers had been placed on the Act 13 webpage as a reference document.

COVID-19 HOSPITALITY INDUSTRY RECOVERY PROGRAM (CHIRP)

Crawford County submitted an application for \$958,539 to provide assistance to local businesses through the State's CHIRP effort. The County's Planning Office will be coordinating with the Economic Progress Alliance on administering this program and getting aid into the community. The program will have a media kickoff starting March 1, 2021 and the application window will start on March 15, 2021. The application window will likely be two to three weeks.

Legislative Updates

NO UPDATES AT THIS TIME



CRAWFORD COUNTY PLANNING OFFICE

Zachary Norwood - Planning Director
Courthouse – Meadville, PA 16335
Phone: 814-333-7341

February 22, 2021

Rose Mumau, Secretary
Sadsbury Township
9888 St. Hwy. 285
Conneaut Lake, PA 16316

RE: Crawford County Planning Commission Review of Reflections on Conneaut Lake Preliminary Land Development Plan

Dear Ms. Mumau,

The Crawford County Planning Commission has reviewed the preliminary plan of land development for Reflections on Conneaut Lake Land Development at its regularly scheduled meeting on February 22, 2021, and offers the following comments. The review and this report are provided pursuant to Section 502(b) of the Pennsylvania Municipalities Planning Code (MPC) (53 P.S. 10502(b)) before a municipality may approve a subdivision or land development. These comments are nonbinding and are made to identify potential discrepancies between this development submission and provisions of the Sadsbury Township's Subdivision and Land Development Ordinance (SALDO) as well as to identify errors in the submission or other areas of potential concern.

Procedural Comments:

1. The plan is titled and was submitted to County Planning as a review of a land development plan and not of a subdivision. Therefore, County Planning has reviewed it against the SALDO's provisions in Article VI for Land Developments solely.
2. The plat shows the development lying in an area of R-1 Lake Area Residential zoning. The Crawford County Planning Commission reviewed a draft of a zoning amendment changing this area from SR-Suburban Residential in February, 2020, but have no record of a signed copy of the amendment as adopted. Please deliver a signed copy of the amendment to the Crawford County Planning Office with an \$8 filing fee as required for recordkeeping.
3. On page SHT3 "Subdivision Plat Declarations," there is a place for a Subdivision Administrator's Statement: "Waiver of final plan or property survey submission approved in accordance with Section 109.4 of the Sadsbury Township Subdivision and Land Development Ordinance," with a place for signature and date. Section 109.4 regards "Expanding Land Subdivisions," "For Single Lot and Minor Subdivisions involving a land conveyance that will expand (become a part of) the grantee's existing land." This submission is not an expanding land subdivision, and there is no option to waive a final plan submission here. County Planning recommends this certificate be removed.

4. SALDO Section 108 regards the procedures for “Vacation of Plats.” This development’s tract of land is already subject to an approved and recorded subdivision with three named streets laid out and publicly dedicated, called the “North Bay Village Survey” of 1979 and recorded at the County Register & Recorder at Plan Book 8 Page 26. The “Reflections on Conneaut Lake” plan makes no reference to this previous subdivision, nor is any separate instrument presented to record the vacation of this previous subdivision. If this plan were to be approved without this vacation, then two conflicting subdivisions would appear in effect at the same time in the record. County Planning recommends that prior to approval of the “Reflections on Conneaut Lake” plan, the “North Bay Village Survey” plan should be vacated and this vacation recorded.
5. County Planning recommends that the applicant contact the Crawford County Conservation District regarding any necessary permits that may be required relating to this or future development. The Conservation District can be reached at (814) 763-5269.
6. County Planning recommends that the applicant coordinate with the Crawford County GIS & Mapping Office to determine addressing and street names, at (814) 724-2562.

Consistency with Local Comprehensive Plan:

The commentary within this section of our review cannot serve as the basis for the approval or denial of a subdivision or land development. The following comments are to encourage development that supports local community objectives, and to provide a record that may benefit future community planning efforts.

1. The creation of the “Reflections on Conneaut Lake” mixed-residential development as proposed within this land development appears generally consistent with the following objectives outlined within the “Community Development Goals and Objectives” of the Central Crawford Region Multi-municipal Comprehensive Plan:
 - a. None cited.
2. The creation of the “Reflections on Conneaut Lake” mixed-residential development as proposed within this land development may be inconsistent with the following objectives outlined within the “Community Development Goals and Objectives” of the Central Crawford Region Multi-municipal Comprehensive Plan:
 - a. None cited.
3. The creation of “Reflections on Conneaut Lake” mixed-residential development as proposed within this land development relates to the plan designation shown in the Central Crawford Region Multi-municipal Comprehensive Plan’s Future Land Use Plan (see “Land Use Plan” in the Central Crawford Region Multi-municipal Comprehensive Plan – 2007) as follows:
 - a. Proposed subdivision lies within the Lakefront Development plan designation. The Lakefront Development plan designation is described as follows:

“Finally, the Plan depicts the Lakefront Area. This contains one priority economic development site (Conneaut Lake Park) and a mix of residential and commercial areas. The desirability of the Lake has made this area a true opportunity for both demographic and economic growth. Due to high land costs, high density of development is possible here from a market standpoint. Planning should recognize and permit high density in these areas while limiting the scale. Mixed commercial/residential models could work very well here through the use of overlay zones or special districts to control design. This special area can attract high-quality development that enhances the resource.” (Pg. 22)

Potential Concerns:

1. The development submission states that the development will be provided water from a private well. However, the 2007 Central Crawford Region Multi-Municipal Plan shows that the development is in the existing service area for public water (see "Serving Projected Growth Areas" on page 32). County Planning recommends the Township give consideration to the need and ability for public water service in this area and for this development.
2. The plat shows a street called "Lakeview Drive." There is already a public road named Lakeview Drive in a residential development on the opposite side of the lake, A recorded plat also shows a paper street very nearby in Summit Township named Lakeview Avenue. There is also a Lakeshore Drive, Lakeside Drive, Lakeland Drive, Lakefront Drive, etc., nearby that already exist with similar, and possibly confusable, names. County Planning recommends that "Lakeview Drive" on the plan be renamed to something clearly unique within the Township and all nearby municipalities. See Procedure Comment #6 above.

Potential Plat Errors:

1. No comments cited.

Compliance with SALDO:

1. SALDO Section 303.15 requires the submission to include "Any other special proposals which may be necessary to the Board's review including but not limited to reports and/or documents indicating how subdivision improvements and development elements shall be maintained, i.e. homeowners' association organizations." Although the cover letter says that "Copies of this letter and attachments have been sent to Zach Norwood at Crawford County Planning," copies of proposed homeowners' association documents were not included in the submission that the County received.

Also, SALDO Section 602 says "The provisions of Article V, Assurance For Completion And Maintenance Of Improvements, shall be applicable in processing a land development proposal." SALDO Sections 500.7-9 require certain assurances that may apply to this development, including collateral and performance bonds, and requires that the homeowners' association charter be approved by the Supervisors. County Planning recommends the Township scrutinize this subdivision with regard to these provisions and the contents of the HOA agreement.

The submission and this report are kept for the public record. A subdivision or land development may not be finally approved if Sadsbury Township finds deficiencies in the submission that are not addressed in accordance with its SALDO or the MPC.

Please contact the Crawford County Planning Office if you have any questions.

Regards,

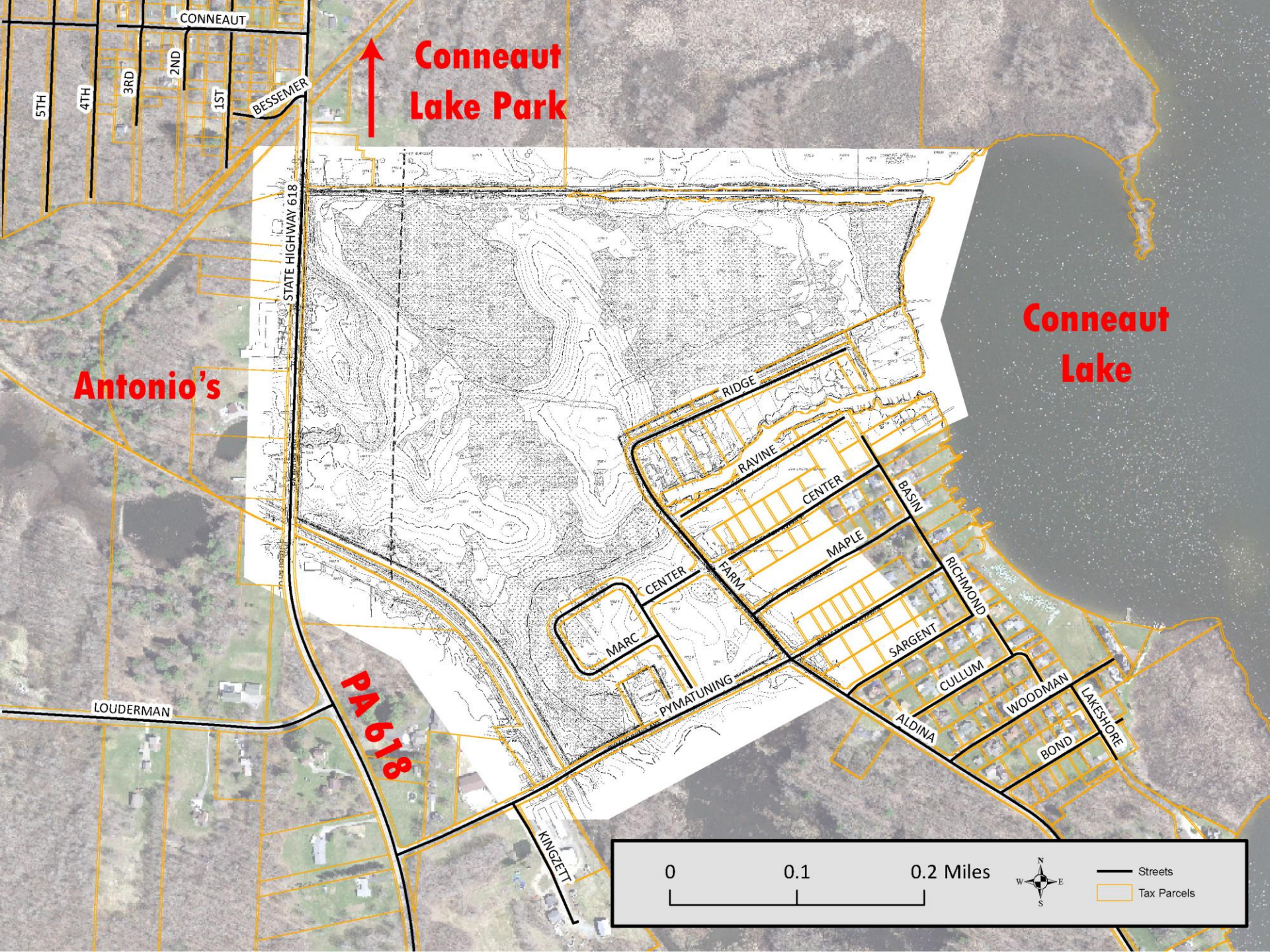
Peter Grella
Land Use Planner
Crawford County Planning Office

cc: Steven Victor, Victor-Wetzel Associates
Dave Amy, Crawford County GIS & Mapping
Tracey Crawford, Crawford County Conservation District

Pending Review by the Crawford County Planning Commission on 2.22.2021



**Reflections on Conneaut Lake
Land Development
Sadsbury Township
Crawford County, Pennsylvania**



CONNEAUT

5TH

4TH

3RD

2ND

1ST

BESSEMER

STATE HIGHWAY 618

Antonio's

Conneaut
Lake Park

Conneaut
Lake

RIDGE

RAVINE

CENTER

BASIN

CENTER

FARM

MAPLE

RICHMOND

MARC

PYMATUNING

SARGENT

CULLUM

WOODMAN

BOND

LAKESHORE

LOUDERMAN

PA 618

KINGZETT

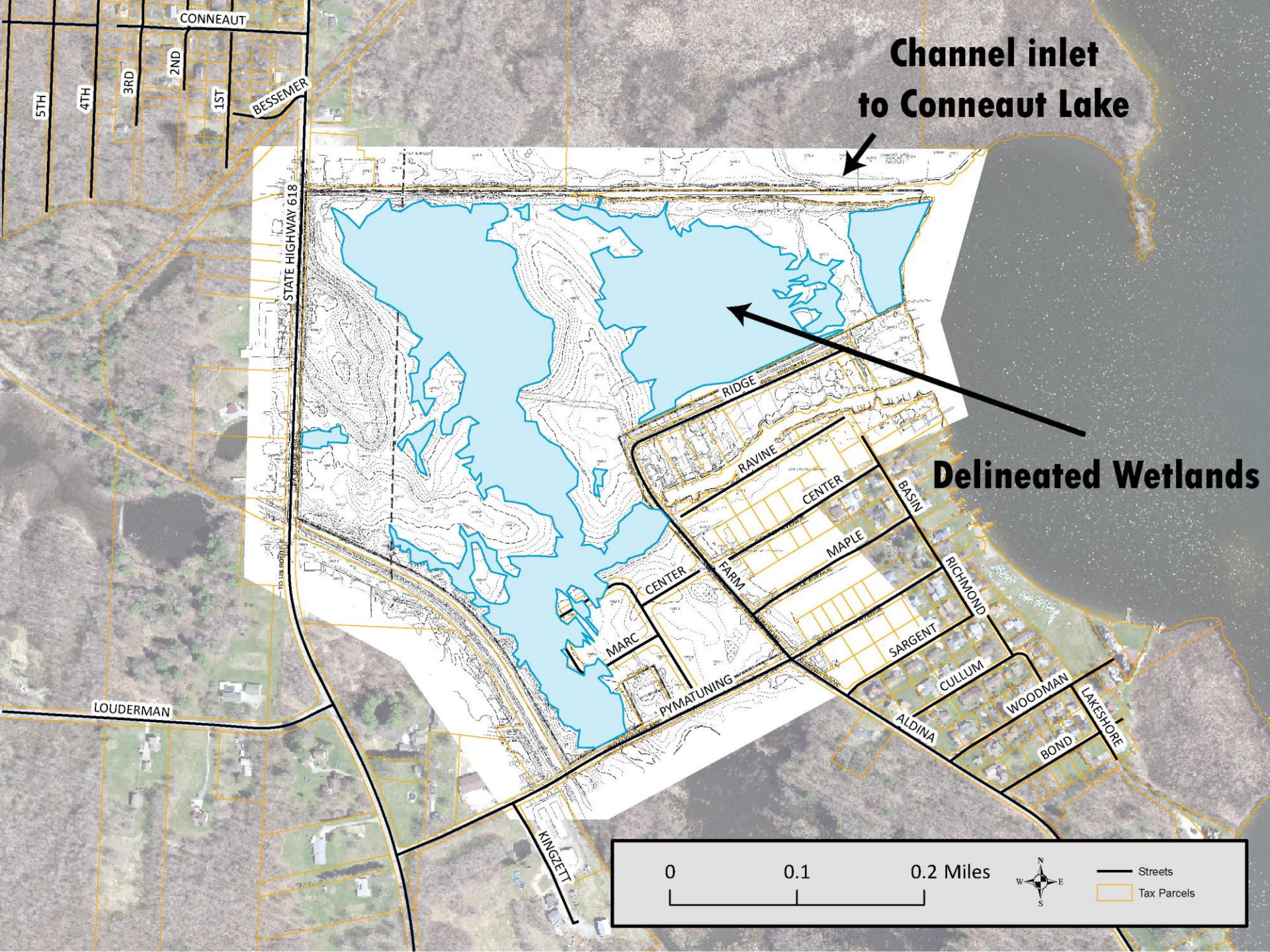
0

0.1

0.2 Miles



Streets
Tax Parcels



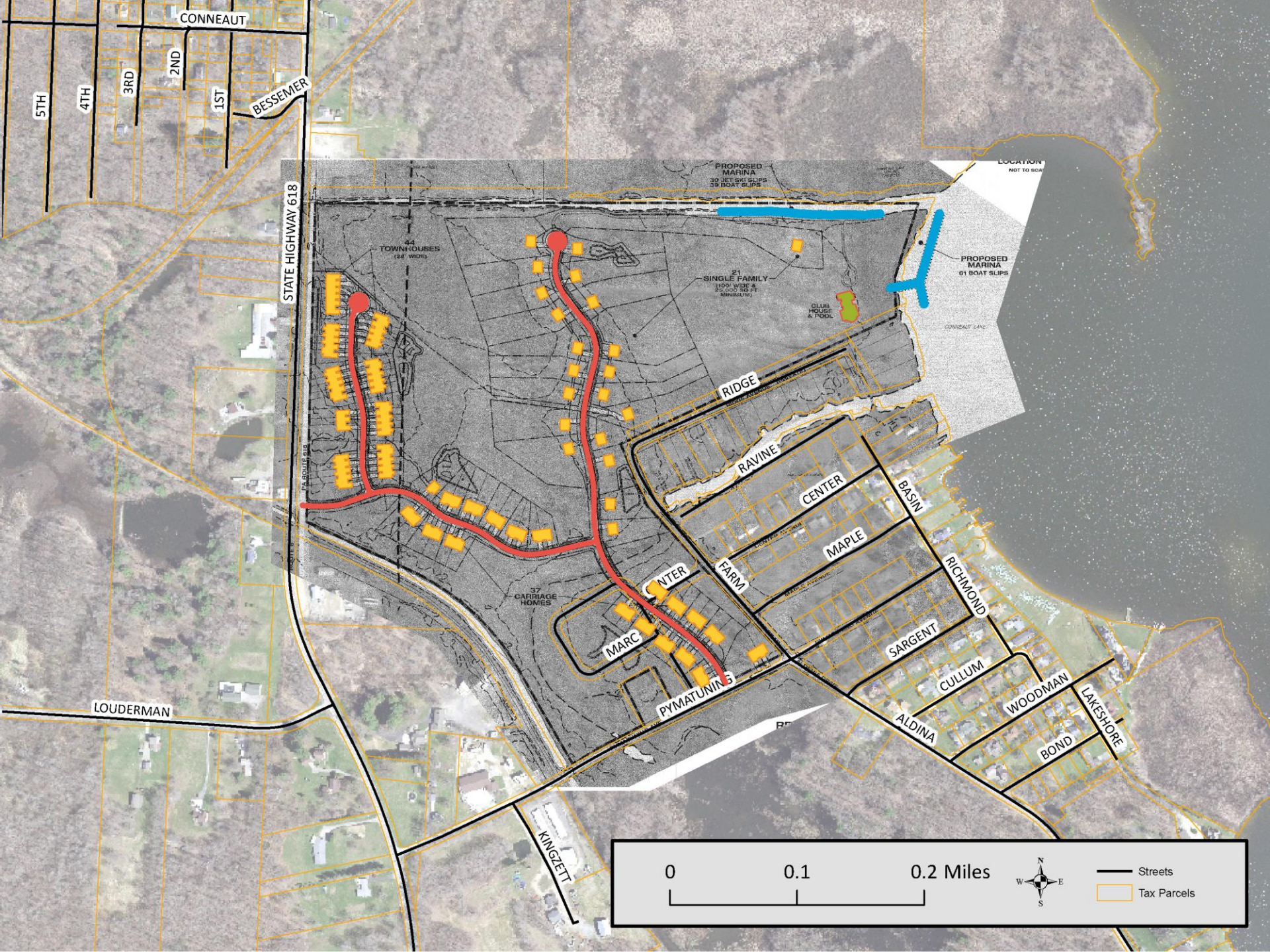
**Channel inlet
to Conneaut Lake**

Delineated Wetlands

0 0.1 0.2 Miles



— Streets
— Tax Parcels



CONNEAUT

5TH

4TH

3RD

2ND

1ST

BESSEMER

STATE HIGHWAY 618

44 TOWNHOUSES (24' WIDE)

PROPOSED MARINA
30 JET SKI SLIPS
30 BOAT SLIPS

LOCATION
NOT TO SCALE

21 SINGLE FAMILY
100' WIDE &
25,000 SQ FT
MINIMUM

CLUB
HOUSE &
POOL

PROPOSED MARINA
01 BOAT SLIPS

CONNEAUT LAKE

RIDGE

RAVINE

CENTER

BASIN

MARC

CENTER

FARM

MAPLE

RICHMOND

SARGENT

CULLUM

WOODMAN

BOND

ALDINA

LAKESHORE

LOUDERMAN

KINGETT

0

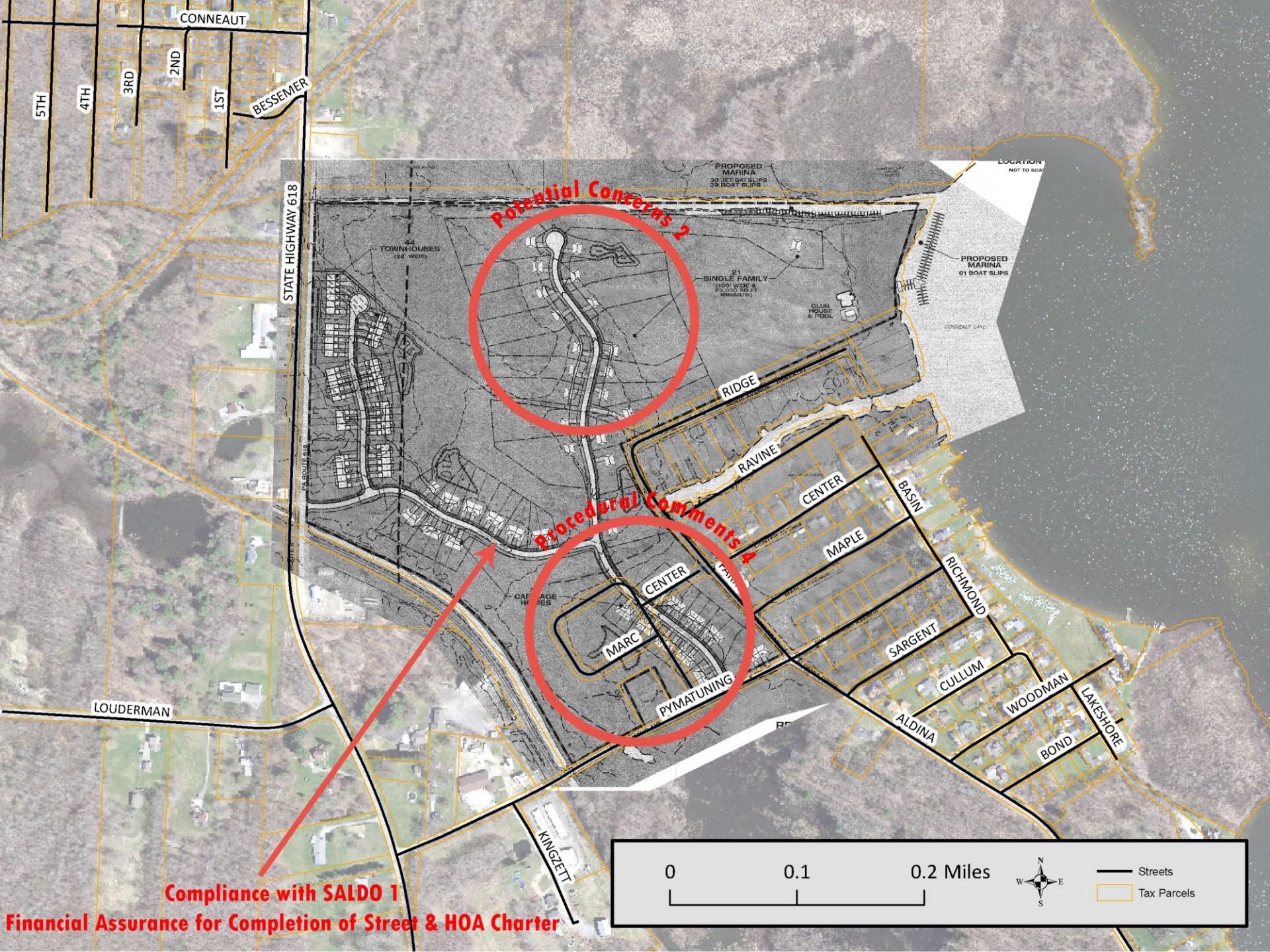
0.1

0.2 Miles



Streets

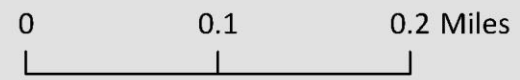
Tax Parcels



Potential Concerns 2

Procedural Comments 4

Compliance with SALDO 1
Financial Assurance for Completion of Street & HOA Charter



Streets
Tax Parcels

FEBRUARY 2021 STAFF SUBDIVISION REVIEWS

<u>Name</u>	<u>Municipality</u>	<u>Lots</u>	<u>Reviewer</u>	<u>Comments:</u>
Blake A. & Ann M. Malkamaki Subdivision	Cussewago Township	2	Bob Hopkins	Dividing a 3.511 acre parcel from a 23.97 acre parcel.
Final Plan Lot 1 James K and Deborah A Foltz	South Shenango Township	2	Peter Grella	Dividing a substandard 4,312.6 SF Lot 1 from a residential parcel of the Foltz's to convey to a neighbor, the Oyens, for a combined area of 15,129.5 SF.
A. B. Campbell Plan of Lots Replot of Lots 38, 39 & 40	North Shenango Township	2	Bob Hopkins	Combining 3 residential parcels to create a 9,600 sq. ft. parcel and a 12,000 sq. ft. parcel.
Rust Family Trust Subdivision	Woodcock Township	3	Bob Hopkins	Dividing 2 residential parcels from a 184.04 acre parcel. Lot 1 contains 42.89 acres; Lot 2 contains 15.81 acres.
James Custead Subdivision	East Fairfield Township	2	Bob Hopkins	Dividing a 62.565 acre agricultural parcel from a 67.565 acre agricultural parcel.
Subdivision Survey Lands of Melvin D. and Barbara A. Byler	East Fairfield Township	1	Peter Grella	Dividing a 1.443 acre parcel on which there is a commercial warehouse and retail store from a residential dwelling, with 7.11 acres remaining on the residue lands
Subdivision Plan for Lands of Bland	Woodcock Township	1	Peter Grella	Dividing a 2.894-acre parcel on Limber Rd and the West Mead Township line on which sits a gas well tanks from the remainder 10.174 acre parcel with residential house and garage