

AGENDA

CRAWFORD COUNTY PLANNING COMMISSION

Crawford County Courthouse

June 11th, 2021

1. **Roll Call**
2. **Action on May 2021 Meeting Minutes**
3. **Communications**
4. **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**
5. **Public Comment:**

() The floor is open to the public in attendance for matters on the Commission's AGENDA.*
6. **Subdivisions, Land Development & Zoning Reviews:**
 - a. Vernon Township Zoning Ordinance Amendment
 - b. Cussewago Township Zoning Ordinance Amendment
 - c. Staff Reviews
7. **Old Business:**
 - a. Strategic Plan Implementation
8. **New Business:**
 - a. US Route 6 Bypass Project + Spring Street Bridge Recommendations
 - b. Crawford County Planning SALDO Outreach and County Priorities
9. **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

May Regular Meeting Minutes Crawford County Courthouse, Meadville, Pennsylvania

Commissioner Dreese, Chair, called the Regular Meeting of the Crawford County Planning Commission (Planning Commission) to order at 3:40 p.m. on May 24, 2021.

1. Planning Commission Roll Call:

Present –

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

Absent –

Ron Mattocks, Vice-Chair

Other Attendees –

Zach Norwood, CC Planning Director
Thomas Gilbertson, CC Assistant Planning Director for Community Planning
Eric Henry, Crawford County Commissioner

2. Action on April 2021 Regular Meeting Minutes:

Commissioner Dreese requested action on the April 2021 Regular Meeting minutes.
Commissioner Astor moved to adopt the minutes; Commissioner Sjolander seconded; motion carried.

3. Communications:

- NW RPO Newsletter, and
- PUC Broadband Flyer for the Emergency Broadband Benefit Program.

4. Reports:

A. Standing Committees –

Transportation Committee: Commissioner Dreese reported that the Transportation Committee has not met.

Agricultural and Environmental Concerns Committee: Commissioner Zimmer reported that the committee recently participated in a field visit to the Crawford County Forest. The day resulted in an extensive clean up effort along with a full day of exploration, education, and discussion. Commissioner Zimmer reflected on the fact that many citizens don't know about this public asset and discussed some of the potential for the property.

Personnel: Commissioner Astor reported that the Personnel Committee met on May 14, 2021 to discuss bylaw updates the role of officer positions, the Planning Commission self-evaluation, and the County Planning Agency Strategic Plan regarding adjustments to the process for recruiting and evaluating potential new Planning Commission members.

Planning Initiatives Committee: Mr. Norwood noted that the committee did not formally meet but did attend a recent webinar hosted by PennState concerning the Emergency Broadband Benefit Program.

B. Planning Director's Report –

Mr. Norwood reported the following:

[ADMINISTRATIVE UPDATES]

None.

COMMUNITY PLANNING PROJECTS

CONNEAUT VALLEY BOROUGH'S PLAN

The Planning Office is wrapping up the community change profile for the Conneaut Valley Borough's Plan and is coordinating with the steering committee to transition over into outreach and engagement of citizens. The first step of the outreach process will be developing and deploying a community survey that will be mailed to each municipality. Once compiled the County will work with the steering committee to hold local events to further gather input from the citizens over the summer months.

STUDENT PLANNER PROGRAM

Crawford County Planning will be initiating this summer a Student Planner Program (SP2) with Allegheny College to help connect talented young individuals with community projects. The Program focuses on providing professional training and mentorship to undergraduate students while expanding capacity for local communities to undertake planning and development initiatives. The Planning Commission will likely meet our first student planner at the June meeting.

COMMUNITY DEVELOPMENT PROJECTS

AMERICAN RESCUE PLAN ACT (ARPA)

Planning staff are coordinating three informational sessions for local leadership to help them understand the complexities of the American Rescue Plan Act. Each municipality was awarded funding by the federal government. Planning staff want to work with local

communities to keep those funds in Crawford County rather than send them to Harrisburg where we won't see them again.

LEGISLATIVE UPDATES

HOUSE BILL 141

An Act amending the MPC, in subdivision and land development, providing for nonbuilding lots. The amendment will mandate that all local zoning ordinances contain a non-building waiver provision. The law will require when a building permit is applied for to build on a non-building lot, the owner must then comply with the relevant testing procedures. This law will establish non-buildable lots and will create legal issues for future generations. The Commission should write to and/or invite our local representatives to a meeting about this bill.]

5. Public Comment:

None.

6. Subdivisions, Land Developments & Zoning Reviews:

A. Staff Reviews.

Mr. Norwood provided an overview of administrative reviews completed by the Crawford County Planning Office since the Planning Commission's April 2021 regular meeting.

7. Old Business:

A. Strategic Plan Implementation

Mr. Norwood mentioned that the Planning Office will be investing more effort into the early stages of preparing for a comprehensive plan update and is currently working to move work forward for the Conneaut Valley Boroughs Multi-Municipal Comprehensive Plan in order to open up the capacity needed to entertain such effort. Mr. Norwood continued that over the last few months, numerous municipalities, have struggled either knowingly or unknowing, with following the proper procedures for subdivision and land development applications.

B. Presentation – Development Review Process at Crawford County Planning

Mr. Norwood and Mr. Gilbertson provided an overview discussion and presentation covering how the Crawford County Planning Office undertakes the development review process. The presentation covered the general components of state and federal law that setup the local development review process and then Mr. Gilbertson continued to explore the detailed elements of a typical review conducted by the Planning Office. Planning Commission members participated in a discussion of land use planning and development review process issues after the presentation was provided. Mr. Norwood mentioned that the presentation will be distributed to Planning Commission members.

C. Crawford County Stakeholder Mapping Request

Discussion began with a clarification on the nature of the original request for information on stakeholders that the County Planning Agency and Crawford County would benefit from engaging during the process of updating its comprehensive plan. Planning Commission members were asked to develop a list of contacts that can be reached to play a role in contributing to the update process. Stakeholders are not being asked for anything at this time but may be reached to contribute feedback or be involved in the future effort.

8. New Business:

None.

9. Adjournment

Commissioner Lawrence moved to adjourn the meeting. Commissioner Astor seconded. The May 2021 Crawford County Planning Commission Regular Meeting adjourned at 4:50 p.m. on Monday, May 24, 2021.

Respectfully submitted,

Peter Zimmer, Secretary
Crawford County Planning Commission

cc:

Crawford County Board of Commissioners
Crawford County Planning Commission June 2021



CRAWFORD COUNTY PLANNING OFFICE

Zachary Norwood, Planning Director
Courthouse – Meadville, PA 16335
Phone: 814-333-7341
Planning@co.crawford.pa.us

Meeting Summary

Subject: Transportation Committee Meeting

Date: June 18, 2021

Time: 9:30 AM

Attendees:

Dick Astor
John Fry

John Lawrence
Zachary Norwood

Summary Overview:

The Transportation Committee met to discuss the French Creek By-pass and Spring Street Bridge project alternatives provided by PennDOT District 1. The Committee had a detailed conversation regarding both projects and asked questions regarding the impact of each alternative on the local community. The Committee decided to provide a series of recommendations in letter format to PennDOT District 1 on each project.

The Planning Director provided the committee educational information on electric vehicle charging stations and indicated that the Commissioners have requested the Commission take a look at the subject to provide a plan for developing the critical infrastructure throughout Crawford County to meet this future need.

Recommendations:

1. The Committee recommends the Planning Commission forward the two letters to PennDOT for inclusion in the public comment process.

Next Steps:

- Planning Commission takes formal action on the Transportation Committee's recommendation.
- Planning Director provides additional information to the Transportation Committee for review on the subject of electric vehicle charging stations.



CRAWFORD COUNTY PLANNING OFFICE

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

Subject: Personnel Committee Meeting

Date: June 11, 2021

Time: 9:00 AM

Attendees:

Maria Dreese
Dick Astor
John Lawrence

Katie Wickert
Zachary Norwood

Summary Overview:

The personnel committee met to discuss updating the Planning Commission's self-evaluation in an effort to align the survey with the strategic plan. The committee had a lengthy conversation regarding the approach of how they would adjust the survey. It was decided upon that the survey should be separated into categories and reflect the resource brought to the group by Commissioner Dreese. Additionally, the committee discussed the selection process and criteria for being a Planning Commission member. Commissioners Wickert and Dreese offered to develop a draft of the evaluation criteria and position description. Once completed the two would then pass a copy along to Commissioner Astor and Lawrence for review and comment. The committee decided to meet again on July 2nd at 9:00AM.

Next Steps:

- The Personnel Committee will meet on July 2nd at 9:00AM in the Planning Office
- Zach Norwood will prepare the draft board evaluation based on the committee input.
- Commissioners Wickert and Dreese will draft the evaluation criteria and position description prior to the next meeting.

Community Planning Projects

CONNEAUT VALLEY BOROUGH'S PLAN

The Planning Office has publicly launched the Conneaut Valley Borough's webpage, <https://conneaut-valley-plan-crawfordcountypa.hub.arcgis.com/>. We encourage Planning Commission members to share it publicly and visit the site to see what is going on.

Community Development Projects

AMERICAN RESCUE PLAN ACT (ARPA)

Planning staff continue to coordinate with local municipalities regarding the American Rescue Plan Act. As new information is provided, staff continue to update local leaders and have helped submit applications to receive funding from the state.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Planning staff have coordinated with three communities to initiate the scoping and design of improvements to municipal buildings to remove architectural barriers for individuals with disabilities. These projects are likely to begin construction in 2022. Staff are also coordinating with communities regarding the 2021 CDBG application due in October 2021.

The Borough of Linesville will begin a water system improvement project funded through the County's CDBG in the upcoming weeks as will the City of Meadville for their summer paving schedule using the City's CDBG funding. Vernon Township

Legislative Updates

HOUSE BILL 141

The bill has passed the House and is sitting in the Senate Local Government committee. All three representatives of Crawford County voted for this bill. The Commission is encouraged to formally reach out to Senator Brooks on this matter.



CRAWFORD COUNTY PLANNING OFFICE

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

June 29, 2021

Robert Horvat, Manager
Vernon Township
16678 McMath Avenue
Meadville, PA 16335

**RE: Crawford County Planning Commission Review of the
Proposed Zoning Ordinance Amendment for Vernon Township – Allowing Self-Storage or Mini-
Warehouses as a Conditional Use in the Rural Residential District**

Dear Mr. Horvat,

The Crawford County Planning Commission has reviewed the proposed zoning ordinance amendment at its regularly scheduled meeting on June 28, 2021, and offers the following comments. These comments are provided pursuant to Section 609(e) of the Pennsylvania Municipalities Planning Code (MPC) (53 P.S. 10609(e)) prior to adoption of a zoning ordinance amendment. These comments are nonbinding and are intended to uncover potential errors, inconsistency with adopted plans, matters of concern, and to provide suggestions for improvement.

Comments

1. The proposed use does not appear to be inconsistent with the Central Crawford Region Multi-Municipal Comprehensive Plan (2006).
2. County Planning finds no substantial objections, recommendations, or concerns regarding the proposed amendment.

The draft zoning amendment and this report are kept for the public record.

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

Regards,

Peter Grella
Land Use Planner
Crawford County Planning Office



CRAWFORD COUNTY PLANNING OFFICE

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

June 29, 2021

Deborah Acker, Secretary
Cussewago Township
23748 North Moisertown Road
Saegertown, PA 16433

RE: Crawford County Planning Commission Review of the Proposed Zoning Ordinance Amendment for Cussewago Township

Dear Ms. Acker,

The Crawford County Planning Commission has reviewed the proposed zoning ordinance amendment to provide for the regulation of solar energy systems at its regularly scheduled meeting on June 28, 2021, and offers the following comments. These recommendations are provided pursuant to Section 609(e) of the Pennsylvania Municipalities Planning Code (MPC) (53 P.S. 10609(e)) prior to adoption of a zoning ordinance amendment. These comments are nonbinding and are intended to uncover potential errors, inconsistency with adopted comprehensive plans, matters of concern, and to provide suggestions for improvement.

Positive note regarding Decommissioning Bong Requirement

In an effort to clarify our review comments, Crawford County Planning is providing comments under the following categories:

- Definitions and terminology
- Application requirements
- Ordinance provisions
- General comments
- Consistency with County Comprehensive Plan

Definitions and Terminology

1. Crawford County Planning recommends the Township incorporate the exhibit identified in Section 2 be written into the ordinance rather than a standalone exhibit. Section 2 under the definition for "Solar Related Equipment" identifies examples are provided in an attached exhibit entitled "Solar Energy Facilities." No such exhibit was provided with the ordinance.
2. Crawford County Planning recommends amending the definition of "Solar Energy System, Principal Use" to include a power rating. The definition of ASES says, "a Solar Energy System that has a power rating of more than 15kW shall not be considered an Accessory Solar Energy System." However, the definition of PSES does not say that it includes any system of a power rating of more than 15kW, and is only presumed that this is the intention by reading the definition of ASES. Strictly speaking, since the definition of a PSES is "a Solar Energy System used to capture solar energy solely

and principally for use off the property where the Solar Energy System is located,” then there is a possible gap where solar energy systems of more than 15kW to support a use on the same property is not actually covered by any definition and it is unclear which provisions actually apply. There may also be an issue where a system of less than 15kW that is determined to be on a separate property to the principal use it serves is technically defined as a PSES.

3. Crawford County Planning recommends the Township define, for the purpose of this ordinance, the meaning of “on another property” or “off the property” which are used in the “Solar Energy System, Accessory Use” and “Solar Energy System, Principal Use” definitions. By not defining these the ordinances is unclear if a separate lot of record, an adjacent lot owned by the same entity, a non-adjacent lot owned by the same entity, an adjacent lot owned by another but leased to the adjacent lot would meet the intent of the ordinance. Additionally, we encourage the Township to utilize one phrase rather than both to ensure clarity in the ordinance.
4. Crawford County Planning recommends the Township clarify definitions in the ordinance in an effort to reduce confusion between “systems”, “equipment”, and “facilities”. The prefatory statement and Section 1 “Purpose” make consistent reference to “solar energy facilities,” whereas the definitions refer to the uses as “solar energy systems.” Thereafter, the word “facilities” is used to refer to “solar related equipment,” as in “Examples of these facilities is [sic] attached (etc.).” The word “facilities” is not defined, such that a “facility” can mean both or either solar energy systems or solar related equipment themselves. For the sake of clarity of definitions, the word “systems” should be used consistently throughout when the systems are referred to, “equipment” when solar related equipment is referred to, and “facilities” should not be used unless otherwise necessary within context.
5. Crawford County Planning recommends the use of “Solar easements” rather than “reliance permissions” within the ordinance. Section 318.1.d says “All solar energy systems shall be designed and located to ensure solar access without reliance on and/or interference from or with adjacent properties unless access or reliance permissions are obtained from the owner of the adjacent property.” “Reliance permissions” is not a common phrase and is not defined, such that there is no standard for what these permissions may actually consist of. “Solar easements,” however, are common and defined in this ordinance and should be used instead.
6. Crawford County Planning recommends revising language to clarify the intent of the ordinance to prevent confusion. Section 318.3.g says “If a PSES is being used as an accessory use for commercial/industrial activity on another property, then the Township shall be informed of the intent of the PSES.” Since “accessory use” is a defined term in the zoning ordinance and is mutually exclusive to principal use, this term should not appear in this sentence. An equivalent should be used, such as “If a PSES is being used as an ancillary structure to power commercial/industrial activity on another property (etc.).”

Application requirements

1. County Planning recommends the word “building” be removed from Section 318.1.m. Section 318.1.m says “Zoning/building permit applications shall document compliance with this section (etc.).” The zoning ordinance may not regulate building permits, only zoning permits.
2. Crawford County recommends Section 318.1.h be revised and addressed by the Township’s building code. Section 318.1.h says “A Roof Mounted and Wall Mounted Accessory Solar Energy System shall not extend beyond any portion of the roof edge and the owner shall provide evidence

certified by an appropriately licensed professional that the roof is capable of holding the load of the ASES.” Section 318.5.a says, “For a Principal Solar Energy System mounted on the roof of a building or other existing structure, the owner shall provide evidence that the plans comply with the Uniform Construction Code, and shall provide evidence certified by an appropriately licensed professional that the roof and structure(s) are capable of holding the load imposed on the structure.” The building code official that enforces building permits would or should be an appropriately licensed professional to say whether or not an ASES would put a wall or roof out of conformance with the building code.

3. Crawford County Planning recommends Section 318.3.f be removed. Section 318.3.f says “The owner of a PSES shall provide the township with written information about the public utility company to which the PSES intends to be connected and about the status of proceedings for connection.” The information requested has no bearing on the approval of a zoning permit thus burdening the applicant and Township with documentation that is not necessary.
4. Crawford County Planning recommends Section 318.3.g be removed. Should the Township decide not remove this section, we encourage comment six under definitions and terminology be acted upon. Section 318.3.g says “If a PSES is being used as an accessory use for commercial/industrial activity on another property, then the Township shall be informed of the intent of the PSES.” This provision does not have a clear relationship to the abilities or purposes of zoning and may be removed.

Ordinance provisions

1. Section 318.1.d says “All solar energy systems shall be designed and located to ensure solar access without reliance on and/or interference from or with adjacent properties unless access or reliance permissions are obtained from the owner of the adjacent property.” The MPC does not permit zoning to regulate or require contracts between private parties, and zoning cannot make its regulatory powers depend on “the owner of the adjacent property.” Zoning also cannot demand certain levels of efficiency or operations or that a use perform as well as possible, nor demand a use otherwise permitted in all areas of a zone locate in a specific spot for reasons that are unrelated to public health, safety, welfare, or the orderly development of the community.
2. County Planning recommends portions of provisions under Section 318.1.l and Section 318.3e be removed. Section 318.1.l reads in part, “The layout, design, installation, and ongoing maintenance of all Accessory Solar Energy Systems shall conform to applicable industry and governmental standards and codes, and with all other applicable fire and life safety requirements. The ASES shall be maintained in good working order in accordance with all applicable standards.” This reappears at Section 318.3.e for PSES. It is not said what industry and governmental standards and codes or fire and life safety requirements are referred to, such that any selection of conflicting or changing standards may be cited. If any of these standards apply, they apply regardless of this provision, and zoning should not incorporate by reference industry standards or laws that do not have a bearing on the purposes of zoning, nor would a zoning officer have the ability or expertise in the solar energy industry to apply these standards and codes in enforcement.
3. Crawford County Planning recommends the removal of Section 318.3.c. Section 318.3.c requires that PSES must apply for approval under and be constructed in accordance with the plans submitted under the Township’s SALDO. The Township should enforce compliance of land use regulations independently and without a building permit should regulations not be obtained.

4. Crawford County Planning recommends Section 318.6 requires regulations for removal or decommissioning of PSES, which include providing bond and security for the dismantling of a PSES. It also says at b. "No construction of the PSES shall be undertaken until an affidavit, or similar evidence, signed by the property owner and the PSES facility owner has been provided to the Township affirming a lease agreement with a decommissioning clause (or similar) that shall apply to Successors and Assigns" (etc.). As commented above about solar easements, it is outside the scope of zoning to allow or disallow a use based on the terms of contracts between private parties.

General comments

1. County Planning recommends amending Section 201 to incorporate the newly permitted uses. Section 201 be amended to list these uses in their permitted districts.
2. Crawford County Planning recommends provisions at Section 318.2.a be placed within 318.3. Section 318.2.a says that PSES shall not be permitted in the Conservation or Village zoning districts, which appears to be redundant to the following Section 318.3 that says PSES may be permitted in Agriculture and Rural Residential districts.
3. Crawford County Planning recommends screening standards be revised to account for 25-foot-high systems. Section 318.1.i says "Freestanding ground mounted ASES solar panels shall not exceed 25 feet in height above the ground elevation surrounding the systems." Section 318.1.j immediately following says "A Ground Mounted Accessory Solar Energy System shall be screened from any adjacent property that is used for residential purposes. The screening shall consist of plant materials which provide a visual screen, or a decorative fence." These standards may not be enough to determine whether screening is permissibly effective. Furthermore, the 25-foot height standard is the same as for PSES, which requires a screen of only at least 6' high. This seems arbitrary against the expectation that solar panels may be up to 25' high and largely evade 6'-high screening.
4. Crawford County Planning recommends removal of Section 318.2.b. Section 318.2.b says, beneath the title "Restrictions on Location of Solar Energy Systems Which Are Principal Use Solar Energy Systems," "Principal Use Solar Energy Systems may be permitted in designated Floodplain Districts, or wetlands, along banks of streams and watercourses, and in officially designated Agricultural Security Areas if permitted under applicable regulations." This is not a restriction on location but rather declared consent to allow solar energy systems where zoning is typically used to prevent development from taking place. Furthermore, if this is permitted under applicable regulations, these regulations apply regardless are not needed to be incorporated in zoning.
5. Crawford County Planning recommends removal of Section 318.3.h signage provisions. Section 318.3.h says "No portion of the PSES shall contain or be used to display advertising." This is a content-based determination of otherwise permissible signage and is likely not allowed according to recent US Supreme Court rulings protecting speech. It continues, "Signage shall comply with the prevailing sign regulations."
6. Crawford County Planning recommends a standard be established for impact of glare in Section 318.3.k or that the provision be removed. Section 318.3.k says "All PSES shall be situated to minimize the impact of glare onto nearby structures and roadways." Since the "minimal impact" may differ by circumstance and no standards are set, the provision is arbitrary and may not be consistently enforced or enforceable.

7. Crawford County recommends revision of Section 318.4.d to clarify the ordinance. Section 318.4.d says as a provision, only “Screening for Principal Solar Energy Systems shall be provided and maintained in the following manner.” Then, provisions for screening continue separate indexing as unrelated provisions below as (e) and (f). These should be bundled together under the heading of 318.4.d.
8. Crawford County Planning recommends Section 318.3.i be revised. Section 318.3.i says, “At all times, the PSES owner and/or operator shall keep the Township informed of persons to contact in the event of any hazard, danger, event that causes harm to the facility or emergency. Such information shall include names, titles, addresses, phone numbers, and email information for the persons responsible for the public to contact with inquiries and complaints throughout the life of the project.” It may be best to require this as amongst the safety signage at the site, which would keep the public as informed as the Township. The PSES owner is more likely to pay attention to replacing the signage on his own facility than to remember an obscure zoning ordinance provision to comply with.

Consistency with the Crawford County Comprehensive Plan

The Crawford County Comprehensive Plan (2014) highly values the preservation of agriculture and open space, and Cussewago Township is reported to have approximately 2,300 acres of prime agricultural soils and dozens of registered Agriculture Security Areas. Amongst the County Comprehensive Plan’s Goals is “Discourage the conversion of agricultural lands to other uses unless such lands are part of designated growth areas established by a comprehensive or land-use plan.” Contrarily, it also says, “Assist farmers in gaining information about leasing land for gas line transmission easements and/or oil and gas drilling rights, and to explore or develop alternative energy sources, all of which may sustain or supplement energy needs or provide additional sources of income.” (Pg. A17)

While zoning must allow solar energy systems in some form, it should be balanced with the deliberate preservation of valuable farmland, soils areas, and continuation and promotion of active farming. The zoning ordinance proposes that primary solar energy systems, which include megawatt-rated power plants that can consume hundreds or up to thousands of acres, are permissible throughout the Agricultural and Rural Residential zoning districts, which consist of about 85% of the area of Cussewago Township. While it is not expected that if a solar energy system may be permitted almost everywhere that they will occur everywhere, it almost means that this amendment allows them to occur anywhere, whether in conflict with agriculture or not.

County Planning recommends that the Cussewago Township demarcate an overlay zone where utility-scale solar energy systems in an effort to site Solar Energy System within the Township to align with the communities development objectives.

The draft zoning amendment and this report are kept for the public record.

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

Regards,

Peter Grella
Land Use Planner

JUNE 2021 STAFF SUBDIVISION REVIEWS

<u>Name</u>	<u>Municipality</u>	<u>Lots</u>	<u>Reviewer</u>	<u>Comments:</u>
Conrad Rentals Subdivision	South Shenango Twp	3	Peter Grella	A recombination of three parcels that vacates a dead-end private drive, includes a portion of the drive into a revised Lot 1 at 22,222 SF, vacates lot 2 to be recombined with part of the residual tract for Lot 2 at 58,308 SF, and adds the remainder of the vacated Lot 2 to the residual tract for 5.617 acres, which is landlocked and pending sales agreements with neighbors.
Property Survey for Greenleaf Corporation	Hayfield Twp	2	Peter Grella	A recombination of two parcels to settle a boundary issue with encroaching property, 1.327 acres of an existing residential parcel to be combined with 0.475 acres on which exists barn remains, leaving a 13.54-acre residual parcel.
Paul & Shari Hudak Consolidation Plan	North Shenango Twp	1	Peter Grella	A consolidation of seven lots in the Tuttle Allotment, numbers 65-69 and 71 and 72, in three tax parcels to result in single 1.38-acre parcel. North Shenango had previously seen and approved this prior to County review, we are now reviewing it and they are to re-approve following our review.
Stover Subdivision Plan	Oil Creek Twp	1	Peter Grella	Subdividing 1.15-acre rough square with residential buildings, leaving 44.85+/- acres vacant remainder.
Frisina Subdivision No. 4	North Shenango Twp	2	Peter Grella	Re-dividing one lot that had previously been recombined under previous application procedures back into the two original lots as shown in original allotment plan, resulting in two regular lots of 12,000 SF each. However, this is redundant to a subdivision approved in September 2018 that accomplished the same thing. Recommended the plan be withdrawn.
Conrad Rentals Subdivision REVISED	South Shenango Twp	3	Peter Grella	Revision of original plan, original plan application to be considered withdrawn. Combines Lots 1 and 2 of the original Flick Plan with consolidation of proposed Flick Drive, with a revised Lot 2 from the Conrad Rentals plan the excludes Lot 2 of the Flick Plan.
Atkinson-Hager Subdivision #2	Cussewago Twp	1	Peter Grella	Simple subdivision of a 17.048-gross-acre lot with existing home leaving a 32.915-gross-acre non-building residual.
Subdivision Survey for South Main Associates	South Shenango Twp	1	Peter Grella	Subdividing a large lot that is in practicality bisected by East Lake Road by the road, for 82.176 gross acres to the east of the road and 27.582 to the west.



CRAWFORD COUNTY PLANNING COMMISSION

Maria Anderson Dreese, Chair
903 Diamond Park
Meadville, PA 16335

Mr. Chris Boyer-Krantz
PennDOT District 1
255 Elm Street
Oil City, PA 16301

June 28, 2021

RE: French Creek Parkway Public Comment

Dear Chris,

On behalf of the Crawford County Planning Commission, I am pleased to submit the following comments regarding the proposed alternatives for the French Creek Parkway US 6/19 betterment project in West Mead Township and the City of Meadville, Crawford County.

- Crawford County Planning, after reviewing each of the alternatives, encourages PennDOT to select alternate option 3, two lanes with a trail. This alternate aligns with the County's 2014 comprehensive plan to extend the Ernst Trail system north beyond the City of Meadville and allows for direct connection to non-vehicular investments under development along the southern portion of the parkway.
- Crawford County Planning encourages PennDOT to design the improvements along the French Creek Parkway with the adjacent land uses in mind. Commercial and industrial developments access the bypass through side streets; therefore, Crawford County Planning would recommend consideration of the large truck turning radii during design.
- Crawford County Planning strongly encourages PennDOT to consider placing the trail segment identified in option 3 along the western road alignment. Doing so will allow a direct connection with proposed trail segments to the south and reduce the number of conflict points associated with side road crossings. Furthermore, replacing the western road segment would decrease the distance for freight and vehicular traffic associated with the land uses on adjacent side roads. The majority of land uses adjacent to the western portion of the corridor are residential, commercial, or industrial in nature; whereas, the land uses adjacent to the eastern portion of the corridor are open space or agricultural in nature.
- Crawford County Planning encourages PennDOT to contact the French Creek Trails Association to investigate the option of having the local trail group take ownership or maintenance control of the proposed trail along the corridor. Should PennDOT need contact information to connect with the association, please reach out to the Planning Office at 814-333-7341.

- Crawford County Planning encourages PennDOT to incorporate in the design of alternate option 3 the state's pollinator program. Creation of a pollinator program along this corridor directly aligns with Crawford County's comprehensive plan transportation goal to "create, enhance and protect the aesthetic and scenic qualities of the roadway network"

We thank the staff of PennDOT District 1 for providing the opportunity to offer comment on this significant transportation investment. Should there be any changes or additional opportunities to offer comment, Crawford County Planning requests to be notified.

Sincerely,

Maria Dreese, Chair
Crawford County Planning Commission

Cc: Crawford County Board of Commissioners



CRAWFORD COUNTY PLANNING COMMISSION

Maria Anderson Dreese, Chair
903 Diamond Park
Meadville, PA 16335

Mr. Stephen Schettler
PennDOT District 1
255 Elm Street
Oil City, PA 16301

June 28, 2021

RE: Spring Street Bridge Improvement Project Public Comment

Dear Stephen,

On behalf of the Crawford County Planning Commission, I am pleased to submit the following comments regarding the proposed alternatives for the Spring Street Bridge Improvement project in the City of Meadville, Crawford County.

- Crawford County Planning, after reviewing both alternatives proposed, encourages PennDOT to select alternative option 1, realignment of the bridge. This alternative aligns with the County's 2014 comprehensive plan to "provide an efficient, safe and economical transportation system to move people and goods" by reducing long-term maintenance and up-front construction costs while providing a similar transportation service.
- Crawford County Planning encourages PennDOT to consider creating a four-way stop at the intersection of Terrace Street and Reynolds Avenue. Local citizens currently stop at Reynolds Avenue heading west bound. However, the ideal alternative proposes removing this stop sign and placing stop signs along Terrace Street. We believe a four-way stop will decrease the likelihood of a serious accident at this intersection.
- Crawford County Planning acknowledges that alternative option 1 requires more extensive environmental clearance than alternative option 2. However, we believe the benefits of a direct connection from the 5th ward into the Bessemer Street corridor, also referred to as the French Creek Heritage and Entertainment District, will allow for developing a "transportation network with sufficient capacity to support growth in designated areas" and "enhance the safety of the existing roadway network for all users, motorized and non-motorized".
- Crawford County Planning encourages PennDOT to contact the Economic Progress Alliance of Crawford County (EPACC) to discuss existing and future development along with recreational amenities adjacent to the project site. Should PennDOT need contact information to connect with the EPACC, please reach out to the Planning Office at 814-333-7341.

- Crawford County Planning encourages PennDOT to contact the French Creek Trails Association to participate in providing insight on non-motorized transportation, specifically biking and walking amenities, throughout the design process. The association has an extensive network of members who use non-motorized transportation and can provide insight on local usage of these facilities. Should PennDOT need contact information to connect with the association, please reach out to the Planning Office at 814-333-7341.
- Crawford County Planning encourages PennDOT to contact the Crawford Area Transportation Authority to discuss the inclusion as well as impact of the project on local bus routes.
- Crawford County Planning strongly encourages PennDOT to have conversations soon with the City of Meadville regarding maintenance responsibilities for public non-motorized amenities associated with the project. The Commission recognizes the negative press regarding the Smock Bridge maintenance responsibilities did not strengthen the public opinion of transportation planning in our area. Therefore, the Commission supports attempting to address any maintenance concerns during the design process and is willing to join in conversations as a neutral party if necessary.

We thank the staff of PennDOT District 1 for providing the opportunity to offer comment on this significant transportation investment. Should there be any changes or additional opportunities to offer comment or support for the project, Crawford County Planning requests to be notified.

Sincerely,

Maria Dreese, Chair
Crawford County Planning Commission

Cc: Crawford County Board of Commissioners