

# **AGENDA**

## **CRAWFORD COUNTY PLANNING COMMISSION**

**Crawford County Public Safety Building – 632 Pine St, Meadville, PA**  
**February 28<sup>th</sup>, 2022**

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- 1. Roll Call**
- 2. Action on January Reorganization Meeting Minutes**
- 3. Action on January 2022 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. Subdivisions, Land Development & Zoning Reviews:**
  - a. Zoning Amendment, Cambridge Township
  - b. Administrative Subdivision Reviews
- 8. Old Business:**
  - a. Crawford County Development Review Criteria
  - b. 2020 Planning Agency Strategic Plan
- 9. New Business:**
  - a. Planning Office Team Overview & Introductions
  - b. Crawford County Comprehensive Plan Update Presentation – Visioning Stage Overview
  - c. Planning Commissioner Comments
- 10. 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

## 2022 Organization Meeting Minutes Crawford County Courthouse, Meadville, Pennsylvania

Commissioner Dreese, Chair, called the 2022 Organization Meeting of the Crawford County Planning Commission (Planning Commission) to order at 3:30 p.m. on January 24, 2022.

### 1. Planning Commission Roll Call:

#### **Present –**

John Lawrence  
Katie Wickert  
John Frye  
Ron Mattocks, Vice-Chair  
Austin Rock  
Jessica Hillburn  
Travis Palmer  
Maria Dreese, Chair

#### **Absent –**

Scott Sjolander

#### **Other Attendees –**

Zach Norwood, CC Planning Director  
Thomas Gilbertson, CC Assistant Planning Director for Community Planning  
Peter Grella, CC Land Use Planner  
Christopher Seeley, Crawford County Auditor

### 2. Presentation of Slate of Officers:

Commissioner Dreese presented an overview of the proposed slate of officers for the 2022 assembly of the Crawford County Planning Commission. The slate includes Commissioner Dreese as the Commission's Chairman, Commissioner Wickert as the Vice-Chairman, Commissioner Mattocks as Secretary, and Commissioner Lawrence as Treasurer.

### 3. Election of Crawford County Planning Commission Officers for 2022:

Commissioner Dreese requested a motion of the previously mentioned slate of officers. Commissioner Hillburn moved to adopt the slate of officers. Commissioner Rock seconded. Motion carried unanimously.

### 4. Standing Committee Assignments for 2022:

Commissioner Dreese presented an overview of standing committee assignments for 2022. The proposed standing committee assignments include:

Personnel/Governance Committee – Commissioner Dreese as Chair along with Commissioners Lawrence, Wickert, and Palmer as members.

Agriculture & Environmental Concerns Committee – Commissioner Wickert as Chair along with Commissioners Sjolander, Hillburn, and Rock as members.

Planning Initiatives Committee – Commissioner Mattocks as Chair along with Commissioners Sjolander, Frye, and Hillburn as members.

Transportation Committee – Commissioner Lawrence as Chair along with Commissioners Dreese, Frye, and Palmer as members.

Commissioner Frye noted that the information distributed to Commission members did not display all committee assignments as previously mentioned. Commissioner Dreese requested clarification from Commissioner Frye. Commissioner Frye presented a few edits. Commissioner Dreese concurred. Commissioner Dreese appointed the committees as presented.

## 5. Adoption of Regularly Scheduled Meeting Dates for 2022:

- A. Regular Meeting Dates for 2022 – Commissioner Dreese presented an overview of the proposed regular meeting dates for the 2022 assembly. Generally, Planning Commission meetings will be held on the fourth Monday of each month with some exceptions for conflicts presented with proximity to holidays. Commissioner Dreese requested a motion to adopt the proposed 2022 regular meeting schedule. Commissioner Frye so moved. Commissioner Wickert seconded. Motion carried unanimously.
- B. Organization Meeting date and January Planning Commission meetings for 2023 (January 23<sup>rd</sup>, 2023) – Commissioner Dreese stated that the 2023 Organizational Meeting of the Crawford County Planning Commission is proposed for Monday, January 23<sup>rd</sup> 2023. Commissioner Dreese requested a motion to adopt the proposed date for the 2023 organizational meeting. Commissioner Frye so moved. Commissioner Rock seconded. Motion carried unanimously.

## 6. Adjournment:

Commissioner Dreese requested a motion for adjournment. Commissioner Wickert moved to adjourn the meeting. Commissioner Mattocks seconded. The 2022 Organization Meeting of the Crawford County Planning Commission adjourned at 3:40 p.m. on Monday, January 24, 2022.

Respectfully submitted,

Maria Dreese, Chair  
**Crawford County Planning Commission**

cc: Crawford County Board of Commissioners  
**Crawford County Planning Commission March 2022**

# CRAWFORD COUNTY PLANNING COMMISSION

## January 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 January 24, 2022.

### 1. Planning Commission Roll Call:

#### Present –

John Lawrence, Treasurer  
Katie Wickert, Vice-Chair  
John Frye  
Ron Mattocks, Secretary  
Austin Rock  
Jessica Hillburn  
Travis Palmer  
Maria Dreese, Chair

#### Absent –

Scott Sjolander

#### Other Attendees –

Zach Norwood, CC Planning Director  
Thomas Gilbertson, CC Assistant Planning Director for Community Planning  
Peter Grella, CC Land Use Planner  
Christopher Seeley, Crawford County Auditor

### 2. Action on December 2021 Regular Meeting Minutes:

Commissioner Dreese requested action on the December 2021 Regular Meeting minutes. Commissioner Wickert moved to adopt the minutes; Commissioner Frye seconded; motion carried unanimously.

### 3. Communications:

Mr. Norwood provided an update on the communications received by the Planning Commission since their December 2021 regular meeting. Communications included:

- National Association of Counties Newsletter.

### 4. Reports:

A. Standing Committees –

Transportation Committee: Commissioner Lawrence noted that the committee did not meet but will be working soon to meet with Mr. Gabo and another individual to learn more about the electric vehicle business.

Agricultural and Environmental Concerns Committee: Commissioner Wickert reported that the committee's December work session had to be postponed. Tentatively, the work session was rescheduled for Tuesday, January 25, 2022. The plan for the work session is to flush out strategies for the County Forest Strategic Plan.

Personnel: Commissioner Dreese noted that the committee has not met but will be working to schedule an orientation for the Planning Commission's new members. The committee plans to meet toward the end of January or beginning of February in order to work on a few items from the County Planning Agency Strategic Plan.

Planning Initiatives Committee: Commissioner Mattocks reported that the committee met on January 19, 2022 to discuss a proposal for affordable housing and internal deadlines for approval as a committee. Secondly, the committee discussed its priorities for 2022 including topics such as short-term rental ordinance assistance, historic preservation, blighted property inventories, and the issue of flooding in certain communities. The committee will be meeting again in the coming months (February and March 2022).

## B. Planning Director's Report –

### [Administrative Updates

None.

### Community Planning Projects

#### CONNEAUT VALLEY BOROUGH'S MULTI-MUNICIPAL COMPREHENSIVE PLAN

- Reports Completed to Date:

Community Change Profile (Appendix A) – Finalized in early 2021, a community change profile based off U.S. Census Bureau demographic profile datasets has been completed. The version presented for local adoption may undergo minor edits. Key findings from the community change profile have been presented on the projects ArcGIS Hub site and can be viewed at –

[https://www.crawfordcountypa.net/Planning/\\_layouts/15/WopiFrame.aspx?sourcedoc=/Planning/Documents/Conneaut%20Valley%20Plan/A\\_Community\\_Change\\_Profile.pdf&action=default](https://www.crawfordcountypa.net/Planning/_layouts/15/WopiFrame.aspx?sourcedoc=/Planning/Documents/Conneaut%20Valley%20Plan/A_Community_Change_Profile.pdf&action=default)

Existing Plans Review (Appendix B) – Finalized in the Spring of 2021, this appendix provides a review of all previously planned projects and recommendations plotted out in and near Springboro, Conneautville, and Linesville. An ArcGIS Story Map has been created to give interested citizens an opportunity to explore past planning efforts in their community. To explore the resource, visit –

[https://www.crawfordcountypa.net/Planning/\\_layouts/15/WopiFrame.aspx?sourcedoc=/Planning/Documents/Conneaut%20Valley%20Plan/B\\_Existing\\_Plans\\_Review.pdf&action=default](https://www.crawfordcountypa.net/Planning/_layouts/15/WopiFrame.aspx?sourcedoc=/Planning/Documents/Conneaut%20Valley%20Plan/B_Existing_Plans_Review.pdf&action=default)

Community Survey Report (Appendix C) – A full report and executive summary synthesizing the results and findings of the community survey administered in Springboro, Conneautville, and

Linesville has been completed. In addition to the report, results and findings from the community survey will be shared through a variety of mediums including presentations, informational posters, and website infographics. To read either the executive summary or full report, visit –

[https://www.crawfordcountypa.net/Planning/\\_layouts/15/WopiFrame.aspx?sourcedoc=/Planning/Documents/ConneautValley-CompPlan/Website/Appendix\\_C\\_Community\\_Survey\\_Report.pdf&action=default](https://www.crawfordcountypa.net/Planning/_layouts/15/WopiFrame.aspx?sourcedoc=/Planning/Documents/ConneautValley-CompPlan/Website/Appendix_C_Community_Survey_Report.pdf&action=default)

- Reports Pending Final Edits & Additions:

Existing Conditions Analysis (Appendix D) – The final component of this report will include a general profile, service area approximation, and a detailed listing of both immediate and long-range capital needs for each public water and sanitary sewer system across the three boroughs. Questionnaires are currently being sent out to Steering Committee members and local utility managers to gather details. Community Planning will follow up with local utility managers to document questionnaire results. A draft version of the existing conditions study has been distributed to Steering Committee members for feedback.

- Project Website:

An ArcGIS Hub website is being regularly maintained to support community awareness and outreach for the planning process. The site can be accessed here – <https://conneaut-valley-plan-crawfordcountypa.hub.arcgis.com/>. The website will undergo significant enhancements prior ramping up public outreach in the coming weeks.

- Upcoming Focus Groups:

A series of three focus groups will be hosted by the Planning Office and Steering Committee to support education and outreach for the planning process. Each focus group will target a different stakeholder group. Scheduled dates for these focus groups are:

- Conneaut School Board of Directors – Venue/address TBD, Tuesday, 2.22.2022 from (evening – time TBD).
- Conneaut Valley Businesses – Venue/address TBD, Monday, 2.28.2022 from 6:00 p.m. to 7:30 p.m.
- Conneaut Valley Civic Organizations – Conneautville Volunteer Fire Department Social Hall - 1015 Strawberry Alley, Conneautville on Wednesday, 2.23.2022 from 6:00 p.m. to 7:30 p.m.

Request for Support: The Community Planning Division would like to request that one Planning Commission member other than Commissioner Wickert who sits on the Steering Committee attend these focus group events.

- Upcoming Public Engagement:

A schedule of community planning charrettes has been set by the Steering Committee for Springboro, Conneautville, and Linesville. Three charrettes (one for each borough) will concern community visioning and another set of three will concern project and strategy development. A final charrette will comprise a single event in Conneautville to validate and review the project and strategy proposals.

## COUNTY COMPREHENSIVE PLAN

- Envision Crawford:

Use of brackets [ ] represents information not directly stated into the record at the meeting but summarized from another document. Use of italics represents information stated into the record but herein clarified in greater detail.

The Community Planning Division has prepared a strategy for producing a community vision as a part of updating the 2014 Crawford County Comprehensive Plan. A workplace of activities comprising the “preparation stage” of this project have been outlined with specific items delegated among staff.

### Community Development Projects

#### ARC POWER GRANT – ERIE-TO-PITTSBURGH TRAIL

Planning staff received authorization to use grant funds on December 27, 2021. As a result, the County now has the ability to move forward with expenditures for design and construction of trail segments along the Erie-to-Pittsburgh trail and PA Wilds Loop. Pennsylvania Environmental Council (PEC) and planning staff coordinated the request for proposals for engineering services. Based on the timeframe discussed, the project should be under design within the next two to three months.

#### BEAVER, RICHMOND, AND STEUBEN TOWNSHIP ARCHITECTURAL BARRIER REMOVAL PROJECTS

Planning staff prepared and submitted invitations for bid associated with the three title projects. The Office will coordinate the procurement of services for these CDBG projects over the next three weeks and will open bids on February 14, 2022. The goal is to have a preconstruction meeting by February 22nd in order to allow a 7-week construction window. Completion of these projects is anticipated prior to May of 2022.

#### AMERICAN RESCUE PLAN ACT – FINAL RULE

On January 6, 2022, the United States Treasury released the Final Rule for the American Rescue Plan Act. This 437-page document will replace the interim final rule, the was published on May 17, 2021, effective April 1, 2022. Crawford County Planning is working to digest the rule and provide guidance to local municipalities.

### Legislative Updates

#### SENATE BILL 755 - AMENDING THE MUNICIPALITIES PLANNING CODE – PROVIDING FOR DIGITAL TRANSMITTALS AND SUBMISSIONS TO GOVERNMENTAL BODIES

This bill amends Act 247, PA Municipalities Planning Code (PA MPC), to specifically provide authorization for digital submissions and electronic transmittals of a proposed comprehensive plan or amendment, a proposed land use ordinance or amendment, or an adopted comprehensive plan, land use ordinance or amendment for review, comments, or recommendations. The bill passed the Senate and was referred to the local government committee in the House on November 12, 2021. Representative Wentling is on the local government committee in the House.

Crawford County Planning Commission should review the bill, <https://www.legis.state.pa.us/CFDOCS/Legis/PN/Public/btCheck.cfm?txtType=PDF&sessYr=2021&sessInd=0&billBody=H&billTyp=B&billNbr=1592&pn=1755>, to determine if we should advocate our support to representative Wentling that the bill be moved forward for a vote to the House floor.]

Commissioner Wickert moved that the Planning Commission issue a letter of support for Senate Bill 755. Motion tabled.

Commissioner Dreese encouraged participation from Commission members to attend one of the Conneaut Valley Boroughs Multi-Municipal Comprehensive Plan Focus Group Meetings. Any member with questions may contact Commissioner Wickert or Mr. Gilbertson.

**5. Public Comment:**

None.

**6. Subdivisions, Land Developments & Zoning Reviews:**

**A. Service Area Addition for Community Chevrolet Land Development, Vernon Township –**

Mr. Grella provided an overview of the Service Area Addition for Community Chevrolet Land Development in Vernon Township. Mr. Grella highlighted that the submission did not include some of the elements necessary for approval and recording. Commissioner Wickert moved to accept the Planning Office's commentary and to deliver it to Vernon Township. Commissioner Lawrence seconded. Motion carried.

**B. Zoning Amendment, Summit Township –**

Mr. Grella provided an overview of the proposed Zoning Amendment in Summit Township. Mr. Grella highlighted that the proposed amendment regulates solar energy systems through zoning provisions concerning where to permit such uses. Mr. Grella highlighted the concern that the proposed amendment appears to regulate items beyond the scope of what can be authorized by zoning. Commissioner Rock moved to accept the Planning Office's commentary and to deliver it to Summit Township. Commissioner Mattocks seconded. Commissioner Wickert asked when Summit Township adopted their zoning ordinance and if that community has any such development proposals currently pending. Commissioner Wickert further added that she is becoming increasingly concerned over large scale solar development citing both agricultural and environmental concerns. Commissioner Rock asked whether the language used in this zoning amendment and the issues presented differ from other similar amendments that have come before the Planning Agency. Mr. Grella replied that the proposed amendment appears to carry many of the same issues. Commissioner Dreese redirected the focus to conduct a roll call of the vote – motion carried.

**C. Zoning Amendment, Cussewago Township –**

Mr. Grella provided an overview of the proposed Zoning Amendment in Cussewago Township. Mr. Grella highlighted that the nature of the amendment concerns the accommodation of short-term rentals and noted that some of the definitions proposed may be problematic. Commissioner Wickert moved to accept the Planning Office's commentary and to deliver it to Cussewago Township. Commissioner Lawrence seconded. Motion carried.

**D. Administrative Subdivision Reviews –**

Use of brackets [ ] represents information not directly stated into the record at the meeting but summarized from another document. Use of italics represents information stated into the record but herein clarified in greater detail.



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

## 7. Old Business:

### A. State Ethics Commission – Statement of Financial Interests –

Mr. Norwood provided an overview of the State Ethics Commission's requirement to submit a form concerning a Statement of Financial Interests. All Planning Commission members and Planning Office staff must complete and submit the form in order to disclose financial interests or conflicts. Forms are due by May 1, 2022 and must be submitted to the Crawford County Voters Registration Office. **This form must be completed and submitted by all members by May 1, 2022 in order to avoid penalties.**

## 8. New Business:

### A. Crawford County Development Review Criteria –

Mr. Gilbertson provided an overview on five potential criteria that the Planning Commission might wish to consider focusing on for local development review. The development review criteria could guide how the Planning Commission influences the crafting of community development objectives, zoning provisions, subdivision and land development standards, and the voluntary actions of applicants and developers. Criteria presented included:

- traditional neighborhood development;
- accessible site design;
- conservation subdivisions;
- connectivity; and
- integration.

Mr. Gilbertson suggest that the Planning Commission delegate a further exploration of development review criteria to its subcommittees. Commissioner Wickert mentioned that it would be nice to provide education to local municipal planning commissions on the concepts previously covered. Commissioner Dreese commented that the presence of some local examples on sound development review criteria is encouraging and will benefit the Commission's ability to implement the strategic plan. Commissioner Mattocks suggested that the development review criteria presented can benefit those municipalities that have been interested in placemaking strategies. Commissioner Dreese suggested that the subcommittees should consider integrating discussions on development review criteria into their workplans over the coming months.

### B. Planning Commissioner Comments –

1. John Lawrence – welcomed new members;
2. John Frye – mentioned the flooding issues in Titusville and Hydetown and requested that the Planning Commission refocus on these problems;

3. Ron Mattocks – working to establish a complete branding strategy for the Crawford County Visitors Bureau;
4. Travis Palmer – no comment;
5. Austin Rock – looking forward to orientation, requested an acronym sheet;
6. Katie Wickert – the Planning Commission is poised to assist the relatively significant amount of planning work going on throughout the county at the moment;
7. Jessica Hillburn – seconded the acronym sheet request, mentioned that she is on the Titusville placemaking project, also wants the Planning Commission to focus on the flooding, and discussed her involvement in marketing for new trail development; and
8. Maria Dreese – welcomed new members and mentioned some of the ways that she will work with new members to orient them onto the Planning Commission.

C. Commissioner Dreese refocused discussion onto the topic of the Planning Commission's letter of support for Senate Bill 755 and requested a motion. Commissioner Wickert resumed her previous motion for the Planning Commission to provide a letter of support for Senate Bill 755 to Representative Park Wentling's office. Commissioner Lawrence seconded. Motion passed.

## 9. Adjournment:

Commissioner Dreese requested a motion for adjournment. Commissioner Lawrence moved to adjourn the meeting. Commissioner Frye seconded. The January 2022 Crawford County Planning Commission Regular Meeting adjourned at 4:50 p.m. on Monday, January 24, 2022.

Respectfully submitted,

Maria Dreese, Chair  
**Crawford County Planning Commission**

cc: Crawford County Board of Commissioners  
**Crawford County Planning Commission March 2022**



# CRAWFORD COUNTY PLANNING OFFICE

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

Ms. Karen Brozell  
Secretary  
Bloomfield Township  
22978 Shreve Ridge Road  
Union City PA, 16438

February 1, 2022

To the Board of Supervisors of Bloomfield Township,

Over the past year, Crawford County Planning, through its staff and volunteer Commissioners, has worked to implement the 2019 Strategic Plan for the County's planning agency. Over that time, we've focused on internal policies to increase efficiency and ensure we are providing value to our local communities through our work.

As a result, I am writing this letter to inform you that the Crawford County Planning Office will be adjusting our process for reviewing municipally submitted subdivision and land development applications. Effective immediately, we will no longer send our review letters to surveyors, engineers, or citizens involved in the submission of a subdivision or land development application. Our review and report will only be addressed directly to the municipality's governing body. Therefore, copies will only be sent to the municipality. Copies will continue to be provided in digital and paper form.

As described within the Pennsylvania Municipalities Planning Code (PA MPC), the County may provide a review "and report" on a SALDO submission; its intended purpose is to give advice to the municipality's elected officials to help in their decision making. Therefore, the only customer Crawford County is responsible to communicate with is the municipality. Local governing bodies, if they choose, can still use the County's review to support their evaluation of an application to require appropriate changes or revisions before action is taken by elected officials on preliminary or final plans.

We have decided to make this policy adjustment for two reasons. First, it places the decision-making power regarding revisions or amendments of an application in the hands of the municipal officials, which is where the responsibility should lie. Too often, our staff has become aware of changes made to applications by engineers or surveyors on behalf of their client. These changes are based on the County's review and report prior to speaking with the local municipal officials. This creates a risk that applicants make changes to their applications that are not required or desired by the local elected officials. Our goal is to prevent this and ensure local officials have the ultimate authority. Secondly, this reinforces the independence of local planning commissions and municipal officials to highlight their local concerns on any application rather than simply focus on the County's comments.

While we recognize this will be a change for our communities, we strongly believe that it is in the best interest of our local governments. Should you have any questions regarding this policy change, please contact the Planning Office at 814-333-7341 or at Planning@co.crawford.pa.us.

Sincerely,



Zachary Norwood  
Planning Director

Cc: Crawford County Board of Commissioners, Crawford County Planning Commission



## Crawford County

**MPMS 109996 (SR 8 S01) – PA Route 8 and PA Route 77 Intersection.** This project realigns the intersection of SR 8 and SR 77 in Bloomfield Township, Crawford County, to eliminate the skew.



- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$3,000,000
- Preliminary Engineering work was started by the Department in June 2018. Fisher and Associates (Fisher) was chosen as the consultant to finish the design. The Engineering Agreement was executed on December 10, 2018.
- An Alternatives Report was submitted November 16, 2019 and the realignment of State Route 77 was right sized to eliminate as much of the skew as possible within current Right-of-Way.
- A Line & Grade Submission was received March 27, 2020 and comments were returned April 13, 2020.
- Proposed let date: Spring 2023

**MPMS 57945 (SR 6 B12) – US 6 French Creek Bridge #3.** This project includes the preservation/restoration/replacement of the US 6 French Creek Bridge #3 over French Creek in Hayfield and Woodcock townships. This bridge is 300 feet long and is a 2-span truss.

- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$4,700,000
- Michael Baker International, Inc. was chosen as the design consultant and the Engineering Agreement was executed on July 24, 2020.
- Initial surveys and geotechnical borings have been completed. Preliminary roadway design, preliminary bridge design and environmental assessment have started.
- Proposed let date: Fall 2023

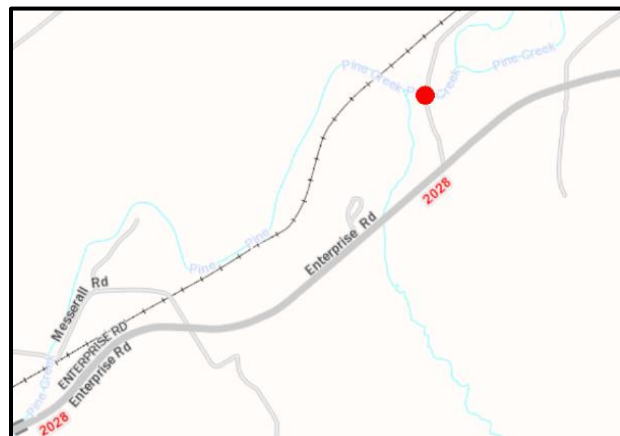


**MPMS 573 (SR 6 B13) – US 6 French Creek Bridge #1.** This project includes the preservation/rehabilitation/replacement of the US 6 French Creek Bridge #1 over French Creek in Hayfield and Woodcock townships. This bridge is 300 feet long and is a 2-span truss.

- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$6,000,000
- Dewberry Engineers Inc. was chosen as the design consultant and the Engineering Agreement was executed on August 28, 2018.
- The Line, Grade and Typical Section approval was issued on February 12, 2020. The Biological Assessment was submitted on July 6, 2020 and is currently under review.
- Geotechnical borings were completed on September 18, 2020.
- Type, Size, and Location design for the bridge structure was approved on October 7, 2020. Revised TS&L was received July 28, 2021 and is under review.
- The Design Field View submission has been received and is approved pending Environmental clearance.
- The preliminary Right-of-Way Plan was submitted March 4, 2021 and is being reviewed.
- Pier design has changed from rehabilitation to replacement. Biological Assessment, Hydrologic and Hydraulic studies and Design Field View submissions are being revised accordingly.
- A revised Biological Assessment was received June 11, 2021 and is under review.
- The Final Design Work Order was executed on September 23, 2021.
- Proposed let date: Spring 2025



**MPMS 328 – Dotyville Road Bridge.** This project includes the replacement of the Dotyville Road (Township Road 926) Bridge over Pine Creek approximately 1.4 miles east of Titusville in Oil Creek Township. This local bridge is 84 feet in length and is owned by Crawford County.



- Sponsor: Crawford County
- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$1,625,000. Design consultant is Dewberry Engineers Inc.
- Project funded using 80 percent federal/15 percent state/5 percent local
- Proposed let date: Spring 2026

### **MPMS 95089 – Port Meadville Airport.**

- \$500,000 to rehabilitate the fuel farm
- State Fiscal Year 2016, Federal Fiscal Year 2017 (75 percent federal/25 percent local)
- Funding is split between Phase 1 Design (closed August 16, 2019) and Phase 2 Construction

### **Port Meadville Airport – Removed from the four-year plan.**

- \$277,776 to update airport Master Plan
- Deferred to 2024/2025 (95 percent federal/2.5 percent state/local)

### **MPMS 96868 – Titusville Airport.** Removed from the four-year plan.

- \$200,000 to rehabilitate (overlay) Runway 18-36 and connector taxiway, Phase I Design
- 95 percent federal/2.5 percent state/local

### **Titusville Airport – Removed from the four-year plan.**

- \$1,583,332 to rehabilitate (overlay) Runway 18-36 and connector taxiway, Phase II Construction
- 90 percent federal/5 percent state/local

## **Forest County**

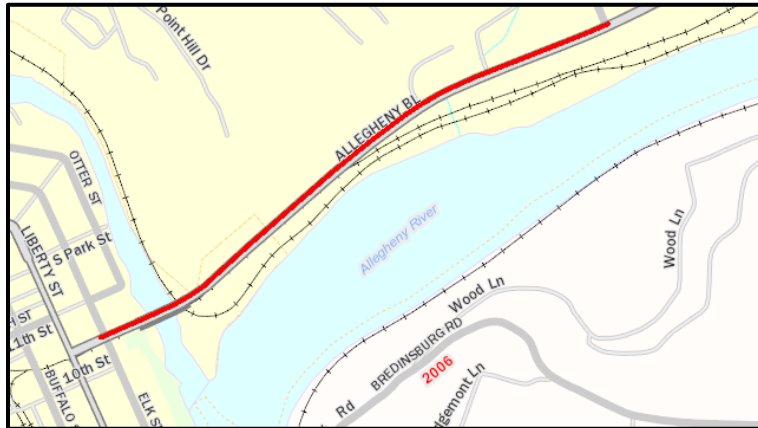
**MPMS 74693 (SR 36 B00) – PA 36 over Tionesta Creek.** This project includes the rehabilitation/restoration/replacement of the PA 36 Bridge over Tionesta Creek in Tionesta Borough and Tionesta Township.

- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$4,800,000
- The Preliminary Design Agreement with GAI Consultants, Inc. was executed on May 15, 2020.
- Initial surveys have been completed. Preliminary roadway design, preliminary bridge design and environmental assessment have started.
- Design focus has shifted to rehabilitation and the scope of work is being refined.
- Proposed let date: Spring 2024



## Venango County

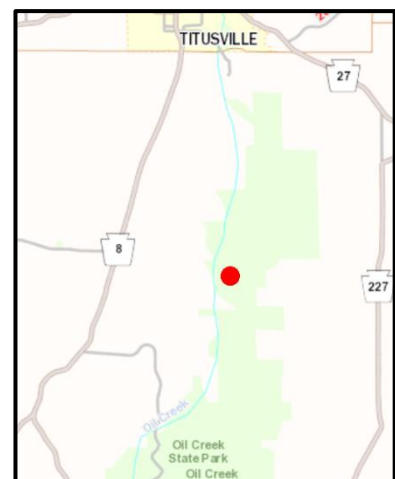
**MPMS 98571 (SR 62 S00) – Allegheny Boulevard Multimodal Trail Project.** This project includes 2.84 miles of safety improvements on US Route 62 (Washington Crossing/Allegheny Boulevard) from Liberty Street to Front Street in the City of Franklin and the Borough of Sugarcreek. Work involves adding pedestrian facilities.



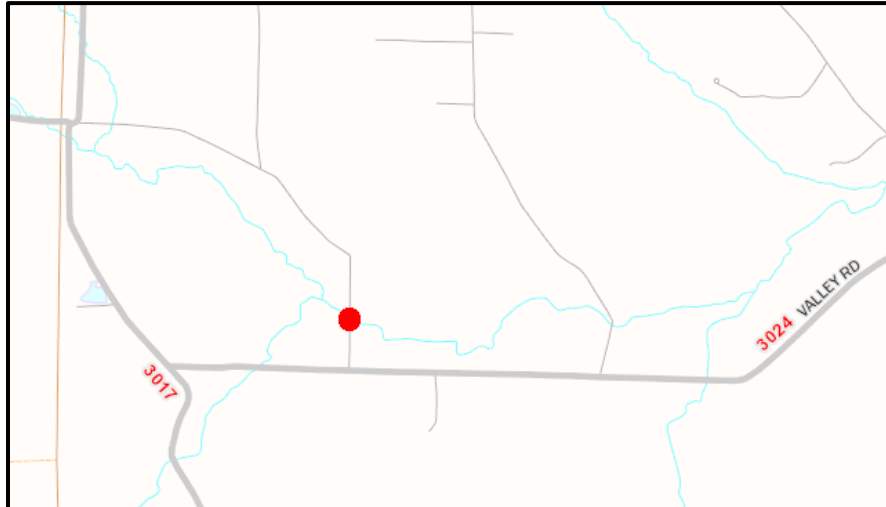
- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$3,900,000
- The virtual Scoping Field View was held on January 14, 2019, at the District Office in Oil City.
- Right-of-Way plans have been accepted by the District.
- Right-of-Way Negotiations in process.
- Project currently in the Final Design phase.
- Proposed let date: March 31, 2022

**MPMS 2263 – Miller Farm Bridge** This project includes the restoration/rehabilitation of the Miller Farm Road (Township Road 635) Bridge over Oil Creek in Oil Creek Township. This local bridge is 154 feet in length and owned by Venango County.

- Sponsor: County of Venango
- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$2,000,000.
- The design consultant is Michael Baker International, Inc.
- Project funded using 80 percent federal/15 percent state/5 percent local
- Environmental Clearance executed on July 31, 2019.
- Proposed let date: May 26, 2022



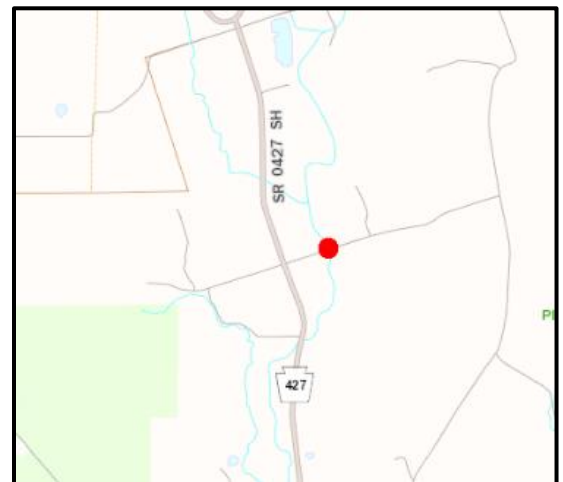
**MPMS 2161 – Dean Road Bridge.** This project includes the replacement of the Dean Road/Bombish Road (Township Road 439) Bridge over Little Sandy Creek in French Creek Township. This local bridge is 56 feet in length.



- Sponsor: French Creek Township
- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$1,355,000. The design consultant is Mackin Engineering Company.
- Project funded using 80 percent federal/15 percent state/5 percent local
- Proposed let date: Spring 2024

**MPMS 78464 – Williams Road Bridge.** This project is for the rehabilitation of the Williams Road (Township Road 627) Bridge over Sugar Creek Middle Branch in Plum Township. This local bridge is 75 feet in length.

- Sponsor: Plum Township
- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$1,560,000
- Project funded using 80 percent federal/15 percent state/5 percent local
- Environmental approval received on July 25, 2019. Design Field View approved July 25, 2019.
- Proposed let date: Spring 2025





### MPMS 101468 – Venango Regional Airport.

- \$316,666 to rehabilitate Taxiway D lighting
- State Fiscal Year 2023, Federal Fiscal Year 2024 (90 percent federal/5 percent state/local)

**MPMS 78465 – Fisherman’s Cove Bridge.** This project includes the superstructure replacement of the Fisherman's Cove Road (Township Road 370) Bridge over Victory Run approximately 1 mile east of Old Route 8 in Victory Township. This local bridge is 85 feet in length.

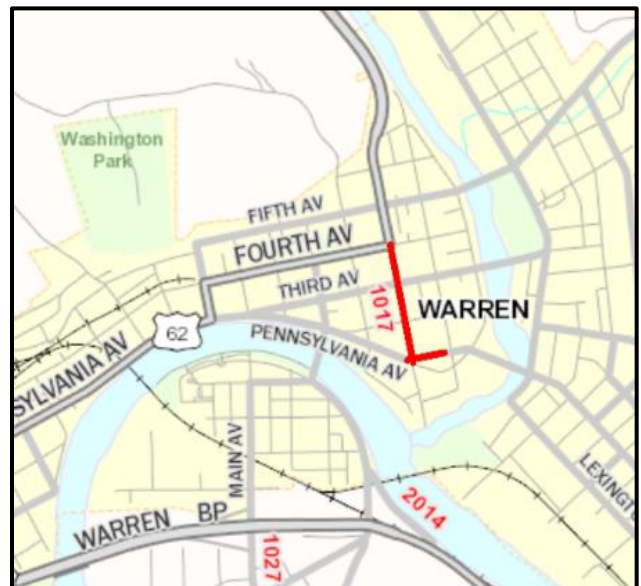
- Sponsor: Victory Township
- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$1,300,000.
- The Design Consultant is Mackin Engineering Company.
- Project funded using 80 percent federal/15 percent state/5 percent local
- Environmental Clearance executed on November 30, 2018.
- Design Field View approved on December 5, 2018.
- Right-of-Way Clearance executed on January 23, 2019.
- Utility Clearance executed on March 26, 2019.
- Proposed let date: January 13, 2022



## Warren County

**MPMS 100323 (SR 1017 A00) – Pennsylvania Avenue/Market Street Intersection.** This project includes 0.31 miles of resurfacing on State Route 1017 (Market Street) from Pennsylvania Avenue to 4th Avenue along with a roundabout at the intersection of Pennsylvania Avenue and Market Street in the City of Warren.

- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$4,700,000
- The Preliminary Design Agreement with MS Consultants Inc. was executed on September 16, 2017. The Scoping Field View was held on May 3, 2017.
- A Stakeholder Meeting was held with local trucking firms on September 27, 2018.
- Two intersection improvement concepts, a roundabout and a traffic signal were considered. A Public Meeting was held on August 22, 2018. City Council approved the roundabout design on November 18, 2018. A second Public Meeting was held with the City on February 11, 2019. A letter from the City of Warren approving the continuation of the roundabout design was received on March 17, 2020.
- Proposed let date: April 14, 2022



**MPMS 79261 – Miles Run Road Bridge.** This project is the replacement of the Miles Run Road (Township Road 388) Bridge over Miles Run in Pittsfield Township. This local bridge is 43 feet in length.

- Sponsor: Pittsfield Township
- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$1,200,000.
- The design consultant is Johnson, Mirmiran & Thompson, Inc.
- Project funded using 80 percent federal/15 percent state/5 percent local
- Proposed let date: Spring 2027



**MPMS 2560 – Stewart Road Bridge.** This project is the replacement of the Stewart Road (Township Road 639) Bridge over Winton Run in Columbus Township. This local bridge is 29 feet in length.

- Sponsor: Columbus Township
- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$1,380,000
- Project funded using 80 percent federal/15 percent state/5 percent local
- Proposed let date: Spring 2024



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### PennDOT Contacts

Thomas J. McClelland, P.E., Assistant District Executive - Design (814) 678-7081 or [thmcclella@pa.gov](mailto:thmcclella@pa.gov)  
Paul A. Miller, P.E., District Plans Engineer (814) 678-7107 or [paulmille@pa.gov](mailto:paulmille@pa.gov)  
Ronald J. Johnson, P.E., District Services Engineer (814) 678-7145 or [ronaljohns@pa.gov](mailto:ronaljohns@pa.gov)  
Courtney J. Lyle, District Planning & Programming Manager (814) 678-7046 or [clyle@pa.gov](mailto:clyle@pa.gov)



# CRAWFORD COUNTY PLANNING OFFICE

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

## County Forest Work Session Report

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**Committee:** Agriculture and Environmental Concerns (Crawford County Planning Commission)

**Date:** February 10, 2022

**Time:** 1:00 p.m. to 4:00 p.m.

**Location:** Crawford County Courthouse – Conference Room 1

### **Committee Members:**

Katie Wickert, Chairman  
Scott Sjolander  
Jessica Hillburn  
Austin Rock

### **Other Attendees:**

Francis Weiderspahn, Crawford County Commissioner  
Mark Lewis, Pennsylvania Department of Conservation and Natural Resources

### **Support Staff:**

Thomas Gilbertson, Assistant Planning Director for Community Planning

### **Discussion Notes:**

1. Welcome & Discussion of Future Committee Opportunities / Priorities [1:00 p.m. to 1:15 p.m.]  
Commissioner Wickert provided a welcome session with introductions for new committee members. New members include Austin Rock and Jessica Hillburn. Commissioner Wickert also introduced a set of possibilities or items that the committee may wish to explore, in addition to the County Forest project, over the next year. These items included:
  - a. Public involvement coordination for proposed Ernst Trail expansions;
  - b. Continued involvement in the County Forest Strategic Plan process;
  - c. Resuming planning work to mitigate Eastern Crawford County flooding issues; and
  - d. Involvement in the proposed Route 6 Scenic Byway proposal in western Crawford County.
  
2. Introduction to the County Forest Strategic Plan [1:15 p.m. to 1:30 p.m.]  
Commissioner Wickert provided an overview of the Crawford County Forest property and the work that has been completed to date on the County Forest Strategic Plan.



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3. Updates since last Work Session [1:30 p.m. to 1:40 p.m.]  
Commissioner Wickert provided an update on work that has been completed since the last work-session held by the committee on the County Forest Strategic Plan.

4. Discussion on Strategic Plan adjustments [1:40 p.m. to 2:10 p.m.]

- a. Move towards a less technical document

Mr. Gilbertson discussed how the County Forest Strategic Plan should be modified such to involve less technical studies in favor of generalized estimates of the tradeoffs between scenarios. The motive for this revised approach is to expedite the project in response to its expanded scope. The committee concurred.

- b. Consider eliminating high-intensity recreational use scenario

County Commissioner Weiderspahn provided clarification on a few questions concerning the newly negotiated lease agreement with the Titusville Sportsman's Club. A copy of the new lease agreement will be shared with the committee.

The committee agreed by consensus to eliminate further study focused specifically on the high-intensity recreational use scenario and to fold two of its items (concerning overnight camping for hikers and hiking trails) into the low-intensity recreational use scenario.

- c. Consider adjustments to other scenarios

The committee agreed by consensus to eliminate the wildlife reserve scenario and to fold two of its items (habitat development and the Deer Management Assistance Program) into the low-intensity recreational use scenario.

5. Intermission [2:10 p.m. to 2:20 p.m.]  
A brief intermission break was held.

6. Updates on Future Timbering Work [2:20 p.m. to 2:35 p.m.]  
Mr. Lewis, District Forester with the Pennsylvania Department of Conservation and Natural Resources (DCNR) provided a few updates on his work related to County Forest project timber management and future timbering work. Updated included:

- a. Various concerns on maintenance issues related to proposed activities at the County Forest. Potential management partnership ideas or the establishment of a "Friends" stewardship group was discussed.
- b. Next timbering will cover the southwest corner of the County Forest property (approximating Stewardship Unit 8) and will comprise a selective cut or thinning



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rather than a clear cut. The harvest will primarily attempt to incentivize the removal of low value or over-crowded trees by also including some prized timber. The sale will likely be relatively small.

- c. Mr. Lewis does not yet have an estimate for the cost involved in removing competing vegetation within the sales area.
- d. An invasive species was recently discovered within the sales area (Phragmites – Common Reed) which will need to be isolated and removed by spray treatment. Otherwise, the sales area does not contain too many other invasive or problematic types of vegetation.
- e. To date, Mr. Lewis is unsure where the timber landing will be located for the next sale.
- f. Mr. Lewis expressed that the committee’s field observation comments provide great information for future stewardship plans and that similar work should continue to provide further assistance.
- g. The next forest stewardship plan will include a more specific focus on estimating the total board-feet of commercial tree species in order to aid in calculations estimating the amount of revenue or cash flow that can be achieved from the County Forest Property. This work will help the committee achieve an estimate for the local amount of cash matching resources the property will likely generate for future improvements.

## 7. Discussion of Programming/Coordination for Spring Clean Up [2:35 p.m. to 3:00 p.m.]

Committee members and others in attendance floated several ideas for additional components and ways to bolster County Forest Day. Ideas included:

- a. The committee should consider reaching out to Titusville High School for efforts to involve students;
- b. Consider programming an educational event with DCNR well in advance;
- c. Reach out to some of the local municipalities to inform them about the event and encourage their participation (Craig Farrar of Hydetown Borough was specifically mentioned);
- d. Katie Wickert may reach out to a local wildlife and birding expert to encourage their participation;
- e. Reach out to the Crawford County Conservation District well in advance to see if they would like to be involved;
- f. Reach out to Allegheny College to see if they’d like to get involved – considering that they also manage a forest; and
- g. Mr. Gilbertson will coordinate with the County’s Maintenance Department and GIS Office.



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8. Review of last remaining Walk-Around Comments from last year's County Forest Day [3:00 p.m. to 3:30 p.m. – determined to be complete and not discussed in the session]

No discussion held.

9. Roll call of Committee Member research and plot next Work Session date [3:30 p.m. to 4:00 p.m. – addressed earlier in the meeting]

Committee members provided brief updates on the progress of their research. This progress was immediately recorded in Monday.com. Additionally, the committee plotted out the date and time for their next two work sessions and the annual County Forest Day. These times include:

March Work Session – Tuesday, March 8<sup>th</sup> from 9:00 a.m. to 12:00 p.m.

April Work Session – Friday, April 1<sup>st</sup> from 1:00 p.m. to 4:00 p.m.

County Forest Day – Monday, April 11<sup>th</sup> from 9:00 a.m. until 4:00 p.m.



# CRAWFORD COUNTY PLANNING OFFICE

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## Committee Meeting Summary

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**Committee:** Planning Initiatives Committee

**Date:** February 16, 2022

**Time:** 3:00 p.m.

**Location:** Mixed in-person and remote: Crawford County Planning Office / Skype

**Attendees:** Ron Mattocks, John Frye, Jessica Hilburn, Scott Sjolander (joined at 3:40)

**Other Attendees:** Peter Grella (CCPO Land Use Planner)

### **Agenda Items:**

Review of 1-19-2022 Meeting Notes

Nothing needed to be readdressed in the notes.

Meeting Discussion Items

#### 1. Welcome New Committee Member

- Committee overview - our purpose
- Committee initiatives - past and present

Ron Mattocks noted that he briefly oriented Jessica Hilburn to the committee prior to the meeting. Peter Grella, John Frye, and Jessica Hilburn introduced themselves, their backgrounds, and roles.

#### 2. Affordable Housing Program

- Review draft proposal contents
  - Introduction

A compilation of everyone's contributions to the current housing program draft was emailed to the committee members shortly prior to the meeting and it was decided to go through the items one-by-one. Peter Grella was asked if he could provide feedback on it, to which he replied that he could not make recommendations unilaterally on behalf of the Planning Office but could pass along the request.

The committee members agreed that the proposal as draft should be edited down for length. Ron Mattocks and John Frye recommended eliminating redundant mentions of UCC and reducing the third bullet point. John Frye mentioned he did not recall ADA considerations being included as part, but it was thought this was covered at a missed meeting back in November. Ron Mattocks noted that many second-story mixed use buildings in Meadville aren't being redeveloped for



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residential use because the owners can't or don't want to bear the cost of compliance. All agreed that the introduction should be condensed.

- Justification for need

Ron Mattocks said that he added portions of early notes to the compiled draft along with notes that Scott had shared. Ron Mattocks said that the text could be condensed by abbreviating quoted sources where possible. Jessica Hilburn recommended that reference to the Crawford County Housing Study could be shortened and to clarify that 2010 statistics were not cited from the decennial census but from the American Community Survey. All agreed that when ACS/Census information was used from the housing or comprehensive plan, they could just cite the plan rather than restate US Census Bureau sources.

- Program scope

Ron Mattocks noted that, while the compiled draft cited several housing plan interventions from the beginning of the process, their program was actually limited to Housing Plan Interventions 4, Strategies #2, and #3. John Frye asked whether Intervention 2 intended for the Planning Commission to create a new committee or group, and Ron Mattocks replied that it was intended just as a recommendation for what the County at large could attempt not as a new group but as an event or an agenda item. The committee members agreed that all but Intervention 4 Strategies #2 and #3 could be stricken from being referenced in the draft.

All agreed that little more should be added to the draft unless critically important.

It was noted to retain the citations about historic preservation in this section.

The committee agreed to try to keep wording positive and more open-ended. John Frye recommended using only the phrase "financial incentives" rather than naming specifics and mentioned that too narrowly tailoring the program with suggestions on how it would be implemented may dismiss other opportunities that could exist but aren't thought of or available yet.

Jessica Hilburn asked whether the intention is to encourage municipalities to offer financial incentives for UCC compliance and if the document is supposed to be for municipalities to implement. Ron Mattocks replied that municipalities offering their own incentives could be part of it, but the document itself is first for the CCPC, and then for the county Board of Commissions to give their agreement to pursue specific resources and allow the CCPO to participate in implementing the program. Jessica Hilburn asked whether the money comes from the municipalities or from the county. It was answered that the money for the program could come from the state passed through the county or from the county directly.

The committee agreed with the bullet points, but also the section needed to become more concise.

Scott Sjolander joined the meeting in person at this point at 3:40.

- Parameters & Qualifications





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Ron Mattocks noted that he added seasonal homes to John Frye’s draft because previous notes showed general agreement that municipalities themselves should determine whether they should qualify. John Frye agreed.

Scott Sjolander noted that his 2020 US Census citations were from Quickfacts.

Jessica Hilburn asked if the “address existing structures” bullet point is contrary to the last sentence of the program parameters and qualifications, which includes providing new construction as needed. Jessica Hilburn pointed out that “Program Scope” could be better phrased as “Program Priorities” in that case.

Ron Mattocks asked if there is any process or inspection for new construction. John Frye said that his own deck constructed was inspected three times. Scott Sjolander said that control in Randolph Township is casual so it depends on the township enforcing it. Peter Grella said that UCC compliance is required for all new residential construction except for manufactured housing; however, since it is an option to enforce building permits through a code official on staff or retainer or otherwise rely on landowners and third-party code officials to report themselves, code compliance is uneven. [Note: This was not said at the time, but there is also a religious sect exemption in the UCC that tends to waive some construction requirements, such as in Old Order Mennonite communities.]

The committee concluded to make it clear that new construction covered under the program must be related to improving an existing property [such as reconstruction following a blight demolition, repurposing a building shell to a different use, or expansion in conjunction with rehabilitation].

- Citations from current/previous county plans supporting the program

It was clarified that the Crawford County Housing Plan is dated 2019, and all other citations to the plan should be revised to that date. Mention of rental properties was said could be located into the justifications section. It was decided to continue referring to 25% for aged homes built prior to 1941, remove citations referencing assisted housing from the 2010 Census, and to retain mentioning the County’s median home costs. Jessica Hilburn supported including what Scott noted for zoning and multifamily development considerations since mixed-use considerations were not represented elsewhere.

- Summary

The committee agreed to have cut out as much repetitive material from the concluding summary that had been stated in earlier sections. Jessica Hilburn agreed that Ron could send the compiled draft to her once he edits it down to length to check it for coherence and sensibility by the next meeting on March 16.

- March (Dates & assignments due)



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- 03/16: Finalize draft at the committee level prior to submission
- 03/28: Program proposal submitted for consideration to the full planning commission

### 3. Committee Priorities for 2022

- Flooding in Titusville

Ron Mattocks asked for a reminder of what the last CCPC meeting's decision was regarding the flooding in Titusville. John Frye said that the status was that the city is looking into it and that choices will be made later once more news of the city's approach comes out. It was agreed to keep the flooding in Titusville as a standing item until developments reach the committee's attention again.

- Short-Term Rental Ordinances
  - Updates
  - Incentives to municipalities and property owners?

Jessica Hilburn asked if a short-term rental ordinance would be something the committee would draft or provide. Ron Mattocks replied that the first step would be to outline the need for it and maybe identify those that already exist, but it would be a request for the planning office to put together and offer to the municipalities as a resource.

Scott Sjolander asked about the visitor's bureau meeting from earlier [that week or the week before]. Ron Mattocks reported that there will be a presentation about it next week [the week of 2/21]. Ron reported that Meadville is now allowing short-term rentals upon the condition that it is inspected for code compliance, which spurred the need. Because the hospital now has to outsource some of its staff to staffing agencies and has nurses that are rotating on weekly or monthly basis, there is a shortage of short-term housing and hotels are full. Ron Mattocks also reported knowledge of some AirBnBs operating in the city illegally and not in code compliance. Ron Mattocks wondered how that would work if you do not have an appropriate inspector. Scott Sjolander noted that inspection was part of the housing program scope and that it makes sense to offer those services as part of the program.

- New Priorities to Consider
  - Blighted property scoring system

Ron Mattocks reported that he asked Zach Norwood [CCPO Planning Director] if we had a blight scoring system built into our GIS, to the negative. Ron said that it could be an easy win if the County could offer known blighted properties to developers for rehabilitation. Scott Sjolander mentioned that he would talk to Don Clausen about that and that Jim Becker [of the Economic Progress Alliance of Crawford County] may have insight into it even though it may be on the



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commercial rather than the residential side of things. Ron Mattocks said that he would look into what Jim Becker could contribute too.

Ron Mattocks suggested noting that clarification should be provided whether the identified properties would be ones to recommend for rehabilitation, or if there is a better use of such a system to support what comes of the comprehensive plan.

Scott Sjolander recommended also ask John Kleffle. Ron Mattocks replied that he knew John well and would ask.

## 4. Review New Action Items

Ron Mattocks: Edit compiled housing program document.

Jessica Hilburn: Proofread, revise program document for consistency and coherence where needed, by 3/16

Ron Mattocks: Talk with Jim Becker and John Kleffle of their knowledge/need for blighted property identification/flipping.

Scott Sjolander: Talk with Don Clausen about blighted property identification/flipping.

All: Send any new thoughts, edits, or material to Ron Mattocks for editing the housing program proposal

Flooding in Titusville to remain a standing item.

5. Next meeting date: Wednesday, March 16, 2022, 3:00 pm, mixed online and in person.



# CRAWFORD COUNTY PLANNING OFFICE

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PENDING REVIEW BY THE CRAWFORD COUNTY PLANNING COMMISSION ON 2.28.2022

February 29, 2022

Board of Supervisors  
Cambridge Township  
22530 Electric Drive  
Cambridge Springs, PA 16403

**RE: Review of the Proposed Zoning Ordinance to Rezone Parcels Located in the I-2 Industrial Park Zoning District to the R-1 Suburban Residential Zoning District.**

Dear Board of Supervisors,

The Crawford County Planning Commission has addressed the proposed amendment to the Cambridge Township zoning ordinance at their regular meeting on Monday, February 28, 2022, 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)). These comments are nonbinding and are intended to uncover potential errors, matters of concern, and to provide suggestions for improvement.

The request to review the amendment was also accompanied by a request for Crawford County Planning to help update the Cambridge Township zoning map. Please contact the Planning Office again with this request if this amendment to the map is finally adopted.

**Consistency with the Crawford County Comprehensive Plan (2014)**

1. Crawford County Planning notes that the rezoning of I-2 to R-1 proposed by this amendment may not be consistent with the current county comprehensive plan. The current Industrial Park and Suburban Residential zones were in conformance with the former 2000 *Crawford County Comprehensive Plan's* land use map at the time these zones were first conceived, as part of the "Urban Fringe" below Cambridge Springs. However, the current 2014 *Crawford County Comprehensive Plan's* future land use map suggests that this area should remain mostly unpopulated in nature and that suburban (or village) residential areas be directed to Cambridge Springs Borough instead.

**Consistency with the Cambridge Township Comprehensive Plan (1999)**

1. Crawford County Planning recommends that Cambridge Township update its comprehensive plan's future land use plan prior to acting on this amendment. Even though the proposed rezoning is consistent with the comprehensive plan's community development objectives, the plan's future land use map indicates these specific parcels to be assigned to light industry, which is reflected in the current zoning map.



## General Comments

1. Crawford County Planning finds that rezoning these parcels to R-1 Suburban Residential may be detrimental to the distribution of land available for industrial uses throughout the township. More than 80% of the R-1 Suburban Residential zone immediately adjacent to this proposal remains undeveloped, so there is no scarcity of R-1 in this area that would require rezoning to increase the zone's aggregate size by 26%. In contrast, this amendment would reduce the total combined area that allows industry – i.e. the I-1 and I-2 zoning districts, which are already relatively very small – by about 38%. The effect on the availability of locations in the township that allow industry appears problematically disproportionate. Please refer to the comment above recommending a revision to the township's comprehensive plan and land use maps to help inform zoning district allocations.
2. Crawford County Planning recommends that Article VIII Section 802 be amended to include an option C. that describes allowing a stakeholder to initiate a zoning amendment through application for other than a curative amendment. Section 802 currently offers only that the Township Supervisors may initiate an amendment or that a landowner may challenge the ordinance with a Curative Amendment. The proposed amendment's findings say that the Board of Supervisors received a "Petition for Zoning Amendment," which is not specifically described in Article VIII to be an option or with a procedure.
3. Crawford County Planning recommends that the findings in the preamble of the proposed amendment describe the reasoning that the amendment will be in the best interests of the township in more detail, or otherwise encourages that full application materials or other studies accompany the amendment for the County to consider. Without further context or justification for the cause of the amendment, Crawford County Planning and the general public may not have enough information to judge its merits.
4. Crawford County Planning recommends that the minimum lot width of single-family dwellings with public sewer and water in the R-1 zoning district be corrected from 1,000 feet to 100. This typo was discovered during the review of the proposed amendment.

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

Regards,

Peter Grella  
Land Use Planner

**CAMBRIDGE TOWNSHIP  
CRAWFORD COUNTY, PENNSYLVANIA  
ORDINANCE NO. 01 OF 2022**

AN ORDINANCE OF CAMBRIDGE TOWNSHIP, CRAWFORD COUNTY,  
COMMONWEALTH OF PENNSYLVANIA, AMENDING THE 2016  
CAMBRIDGE TOWNSHIP ZONING ORDINANCE AND THE CAMBRIDGE  
TOWNSHIP ZONING MAP TO REZONE PARCELS LOCATED IN THE I-2  
INDUSTRIAL PARK ZONING DISTRICT TO THE R-1 SUBURBAN  
RESIDENTIAL ZONING DISTRICT

**WHEREAS**, the Board of Supervisors of Cambridge Township received a Petition for Zoning Amendment to amend the 2016 Cambridge Township Zoning Ordinance, from the Northwestern Rural Electric Cooperative Association, Inc., of 22534 State Highway 86, Cambridge Springs, Pennsylvania 16403, to add or include “senior centers and community centers” to the definition of “Place of Worship or Assembly”; and

**WHEREAS**, the Board of Supervisors of Cambridge Township received a Petition for Zoning Amendment from the Northwestern Rural Electric Cooperative Association, Inc., of 22534 State Highway 86, Cambridge Springs, Pennsylvania 16403, to rezone parcels of property currently located in the Cambridge Business Center, and described and identified as Tax Parcel Nos. 1506-078, 1506-078-1, 1506-078-2, 1507-001 and the portion of Tax Parcel No. 1505-056 situate on the east side of Electric Drive (T-820), from the I-2 Industrial Park Zoning District to the R-1 Suburban Residential Zoning District; and

**WHEREAS**, the Board of Supervisors of Cambridge Township has received notification from property owners, Samuel R. and Donna J. Reese of their desire to have their parcel described and identified as Tax Parcel No. 1505-44, rezoned from the I-2 Industrial Park Zoning District to the R-1 Suburban Residential Zoning District; and

**WHEREAS**, the Board of Supervisors has determined that the requested amendments to the 2016 Cambridge Township Zoning Ordinance and the Cambridge Township Zoning Map will be in conformity with the surrounding properties and in the best interest of the Township.

**NOW, THEREFORE**, in consideration of the foregoing, it is hereby enacted and ordained by the Board of Supervisors of the Township of Cambridge:

**Section 1 – Amendment of Article II, Section 201 of the 2016 Cambridge Township Zoning Ordinance entitled “Specific Terms”.** Section 201 of the 2016 Cambridge Township Zoning Ordinance is hereby amended to add or amend the following definitions to the ordinance.

Place of Worship and Assembly – a place of religious instruction or public gathering, which may include incidental instruction, office and charitable activities. Examples include Churches, Synagogues, Mosques and temples, government assembly halls, indoor museums, *senior centers, community centers* and libraries. This definition does not include a public school, university, college, trade or commercial school, day care services, or any form of group residence or halfway house.

**Section 2 – Amend the Cambridge Township Zoning Map to rezone parcels located in the I-2 Industrial Park Zoning District to the R-1 Suburban Residential Zoning District.**

The Cambridge Township Zoning Map is hereby amended to rezone property described and identified as Tax Parcel Nos. 1506-078, 1506-078-1, 1506-078-2, 1507-001 and the portion of Tax Parcel No. 1505-056 situate on the east side of Electric Drive (T-820), and Tax Parcel No. 1505-44, from the I-2 Industrial Park Zoning District to the R-1 Suburban Residential Zoning District.

**Section 3 – Construction and Severability.**

- A. The provisions of this Ordinance shall be construed to the maximum extent possible to further the purposes and policies set forth herein, as consistent with applicable state statutes and regulations. If the provisions of this section and state law are in conflict, then state law shall prevail.
- B. It is the intention of the Municipality’s governing body that the provisions of this Ordinance are severable and if any provisions of this Ordinance shall be declared unconstitutional or invalid by the judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining provisions of this Ordinance.

**Section 4 – Repealer.** All prior ordinances that are inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 5 – Ratification.** All other portions, parts and provisions of the 2016 Cambridge Township Zoning Ordinance and Cambridge Township Zoning Map as heretofore enacted and amended, shall remain in force and effect.

**Section 6 – Effective Date.** This Ordinance shall become effective five (5) days after its enactment.

*Ordained and Enacted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.*

**CAMBRIDGE TOWNSHIP BOARD OF SUPERVISORS**

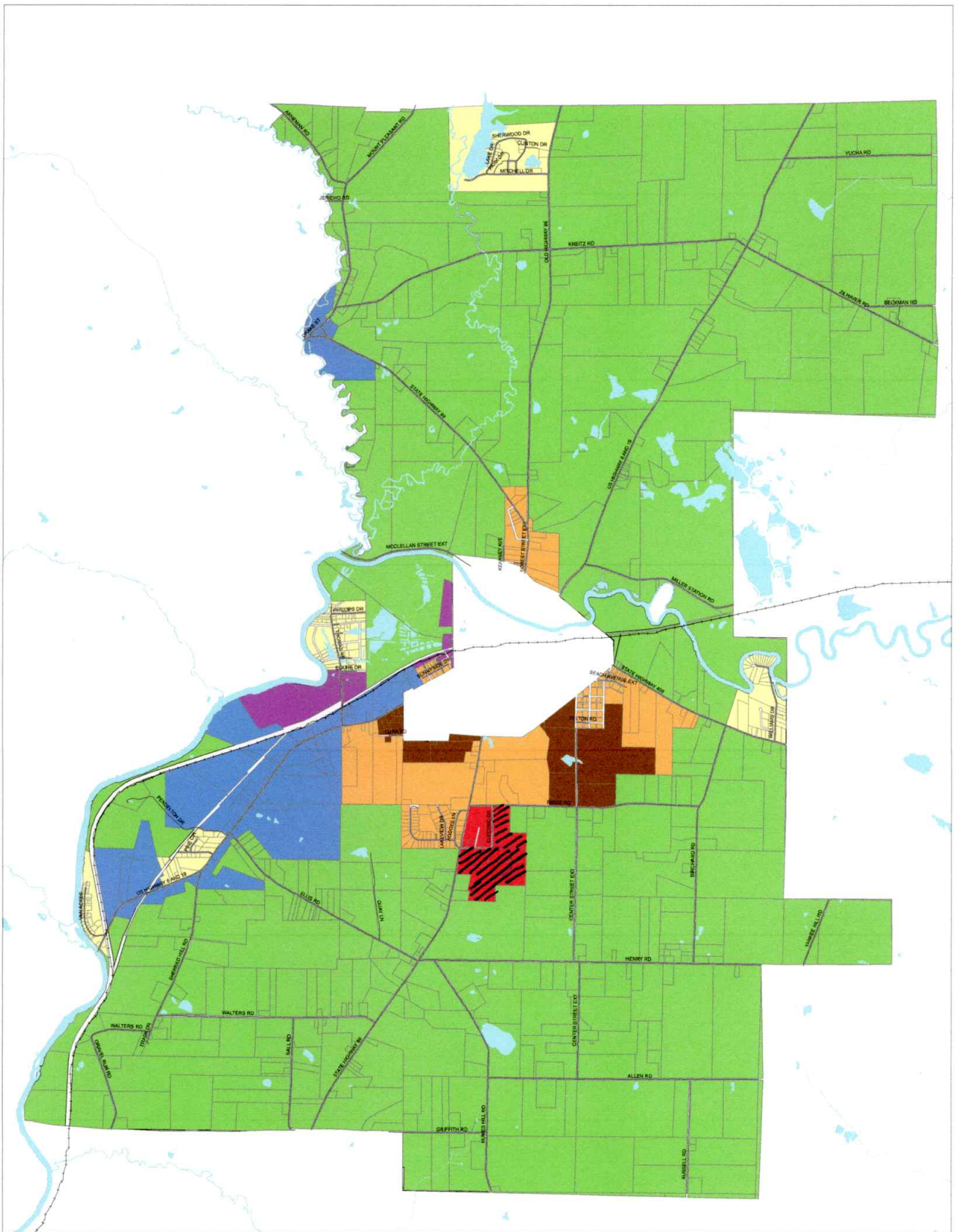
By: \_\_\_\_\_  
Kevin K. Cole, Chairman

By: \_\_\_\_\_  
Charles J. Bauer, Vice-Chairman

By: \_\_\_\_\_  
Bernard J. Blystone, Supervisor

ATTEST:

\_\_\_\_\_  
Secretary



0 2,550 5,100  
**1 in = 1,400 feet**  
 Created by: CCPC 2015

## Cambridge Township Zoning Map

NOTES

1. THE PROPERTY LINES, ROADS, AND OTHER PHYSICAL FEATURES WERE REPRODUCED FROM A DRAWING PREPARED BY THE CRAWFORD COUNTY PLANNING COMMISSION.
2. THE MUNICIPAL BOUNDARY LINES WERE REPRODUCED FROM DRAWINGS PROVIDED BY THE CRAWFORD COUNTY PLANNING COMMISSION AND CAMBRIDGE TOWNSHIP.
3. THE ZONING DISTRICT BOUNDARIES WERE PRODUCED FROM MAPPING PROVIDED BY THE CRAWFORD COUNTY PLANNING COMMISSION AND CAMBRIDGE TOWNSHIP.
4. MAPS ARE INTENDED FOR REPRESENTATIVE PURPOSES ONLY. NO GUARANTEE IS MADE ON THE ACCURACY OF THE DATA DISPLAYED HERE.

Zoning		--- Active Railroad
	ROW	
	AG- Agriculture	
	C- Commerical	
	I-1 Industrial	
	I-2 Industrial Park	
	R-1 Suburban Residential	
	R-2 General Residential Institutional	
	R-R Residential	



# **Crawford County Community Visioning Project**



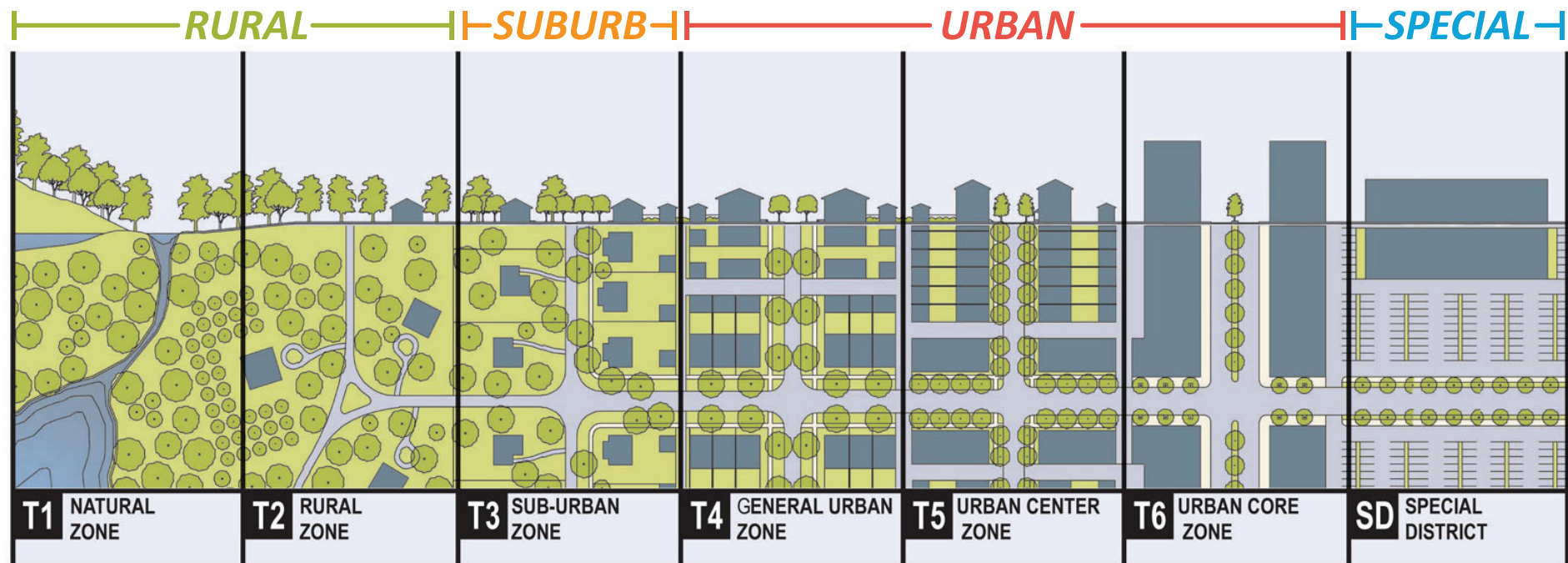
# County Visioning Project

- Core component of the county's upcoming comprehensive plan update.
- Effort to approximate consensus through the use of media, discussion, and information to gather an understanding of the type of place citizens across the county want for the future.
- Aim is to establish the direction for a local framework that serves as the foundation for community planning in the county.



# Conceptualized Vision for Land Use

- The transect model of development patterns.



Credit: Duany Plater-Zyberk & Company

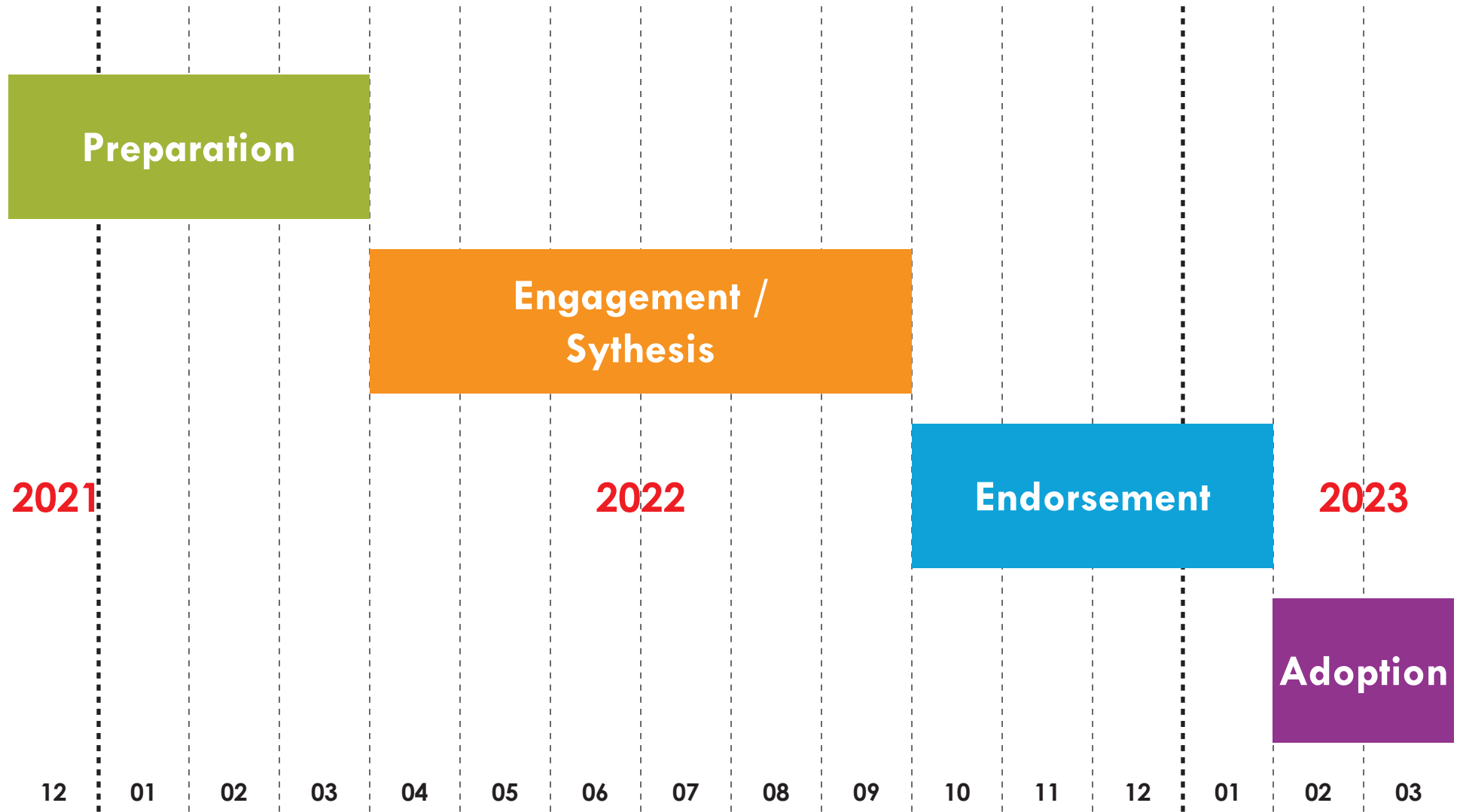


# County Visioning Project

- Project timeline will take all of 2022 and run into the first few months of 2023.
- Includes several stages of work.
  - » Preparation (Dec. 2021 through Mar. 2022)
  - » Engagement/Synthesis (Apr. through Sept. 2022)
  - » Endorsement (Nov. 2022 through Feb. 2023)
  - » Adoption (Mar. 2023 through Apr. 2023)



# Project Overview



# Preparation Stage

- Data Operation
- Stakeholder Mapping
- Production of Outreach Vehicles

# Preparation Stage

- Data Operation
  - » Inventory of local municipal visions and community development objectives (local comp. plans).
  - » Data on local land use designations along with existing information on population and employment trends supplied by the 2019 Housing Plan.
  - » A U.S. Census Bureau ACS Profile of Community Change between 2010 and 2020 focused at the census tract and county levels.



# Preparation Stage

- Stakeholder Mapping
  - » Can be considered as a working inventory of local organizations, stakeholder groups or categories, and agencies.
  - » Includes strategic components to support quick, effective, and streamlined outreach throughout the community during any project.
  - » Link = <https://crawford-county-planning.monday.com/boards/2243248060>





# Preparation Stage

- Stakeholder Mapping
  - » Link = <https://crawford-county-planning.monday.com/boards/2243248060>
  - » Request for Planning Commission support to determine social connections with various entities in the draft stakeholder map.



# Preparation Stage

- Production of Outreach Vehicles
  - » A community vision website that will transition into a county comprehensive plan site.
  - » Social media, radio, and newspaper releases.
  - » Visioning questionnaire targeted to select stakeholder groups.
  - » Potential educational video or traveling physical art installation to encourage participation.



# Up Next

- Engagement/Synthesis with begin in April 2022 – stay tuned.





# CRAWFORD COUNTY PLANNING OFFICE

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

PENDING REVIEW BY THE CRAWFORD COUNTY PLANNING COMMISSION ON 2.28.2022

February 29, 2022

Board of Township Supervisors  
Woodcock Township  
16250 State Highway 86  
Saegertown, PA 16433

## RE: REVIEW OF BETHESDA LUTHERAN SERVICES PODS DEVELOPMENT LAND DEVELOPMENT PLAN

Dear Board of Supervisors,

The Crawford County Planning Commission addressed the Bethesda Lutheran Services Pods Development land development plan at its regularly scheduled meeting Monday, February 28, 2022, 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)). These comments are nonbinding and are made to identify potential errors in the submission or other areas of concern. A subdivision or land development may not be finally approved if Woodcock Township finds deficiencies in the submission that are not addressed in accordance with its SALDO.

### PROJECT SUMMARY:

Proposal: Demolition of one building and construction of four conjoined buildings including a proposed gymnasium and what may be a courtyard in the middle  
Location: Tax parcel 6709-029 at Bethesda Lutheran Services  
Site Area: 16,050 sf new construction to the middle-north of the existing compound, total development bounds apx. 1.95 acres  
Proposed Land Use: Residential  
Local Land Use Designation: "Urban Residential." *Woodcock Township Comprehensive Plan, 2007. Pg 26*

### COUNTY PLANNING REVIEW:

#### Procedural Comments

1. Crawford County Planning recommends that the owner certification and acknowledgement bear a notarized signature prior to final plan approval.
2. Crawford County Planning recommends that the plan preparer include a seal on every plan page prior to final approval.

#### Potential Concerns



1. None cited.

Potential Plat Errors

1. None cited.

Compliance with SALDO

1. Crawford County Planning recommends that the plan note the proposed uses of the buildings now just labeled "Proposed Building." SALDO Section 602.1 requires that "uses" appear on the general site plan, but what these buildings are for, and what "pods" are, is not clear.
2. Crawford County Planning recommends that the plan include acceptable, detailed engineering drawings of the stormwater devices and other improvements prior to final approval. Even though a stormwater and erosion and sediment control plan had previously been prepared and was noted on the plat, it did not accompany this plan as part of its SALDO submission in accordance with SALDO Section 602.1, Section 602.2, Section 303.13 and Section 305.2(e) and (f).

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

Sincerely,

Peter Grella  
Land Use Planner



# CRAWFORD COUNTY PLANNING OFFICE

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

February 29, 2022

Meadville City Council  
City of Meadville  
894 Diamond Park  
Meadville, PA 16335

## RE: REVIEW OF FINAL PLAT FOR TERESA L. WYGLE SUBDIVISION 2022-1

Dear Councilmembers,

The Crawford County Planning Commission addressed the Final Plat for Teresa L. Wygle Subdivision plan at its regularly scheduled meeting Monday, February 28, 2022, 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)). These comments are nonbinding and are made to identify potential errors in the submission or other areas of concern. A subdivision or land development may not be finally approved if the City of Meadville finds deficiencies in the submission that are not addressed in accordance with its Land Subdivision Regulations (LSR).

### PROJECT SUMMARY:

Proposal: Proposes to trade a small corner of the Wygle's residential property with the residential property to its rear.  
Location: Tax parcels 3500-092-M-2-3 at the corner of Carmont Drive and Woodmont Drive on the Plateau, and Tax Parcel 3500-092-A-3-4 on Lamont Drive.  
Site Area: 0.019 acres (Lot #1); residuals and receiving parcel areas unstated.  
Proposed Land Use: Residential  
Local Land Use Designation: Urban, Small Town Residential/Institutional." *Central Crawford Region Multi-Municipal Plan, 2007. Pg. 20*

### COUNTY PLANNING REVIEW:

#### Procedural Comments

1. Please advise the Williams that for this subdivision to be complete in the deed record, in addition to a deed from Wygle conveying Lot #1, an additional deed will need to be recorded by the Williams that describes the resulting combination of Lot #1 with parcel 3500-092-A-3-4 either by survey or by covenant. Because the plat submitted for subdivision approval only surveys Lot #1 and not the entirety of the Williams's property, it may not fulfill this purpose completely.
2. Please also advise the Williams that even though the consolidation of Lot #1 with the Williams' land may be shown on this plat and recorded in a deed, the Crawford County Assessment Office will not

PENDING REVIEW BY THE CRAWFORD COUNTY PLANNING OFFICE ON 2.28.2022



automatically make this change on their tax maps for billing purposes unless a separate application is filed with them to do so, which includes a requirement of a survey of the entire tract showing the resulting consolidation. Without this application, Lot #1 may be billed separately. This application is voluntary and does not affect the City's ability to approve this subdivision. This application and more information about it can be found at [www.crawfordcountypa.net/planning](http://www.crawfordcountypa.net/planning) as a link titled "Download the Real Estate Parcel Consolidation Taxpayer Information Guide + Application" towards the bottom of the webpage. Otherwise, please invite the applicants to contact the Crawford County Planning Office at 814-333-7341 for guidance.

Potential Concerns

- 1. None cited.

Potential Plat Errors

- 1. None cited.

Compliance with SALDO

- 1. Crawford County Planning recommends that the owner certification and acknowledgement bear a notarized signature prior to final plan approval in accordance with LSR Section 401(13). Additionally, because the plan involves the Williams to accept Lot #1 and combine it with their land, Crawford County Planning recommends that they also appear as signatories on the plan. This combination is necessary so that Lot #1 does not remain an outstanding parcel that would be inconsistent with LSR Section 308.1 and Meadville's zoning ordinance lot standards.
- 2. Crawford County Planning recommends that the plan bear the signature of the preparing surveyor prior to final approval in accordance with LSR Section 401(13).
- 3. Crawford County Planning recommends that the setback lines be shown for the grantor and grantees lots as they would appear as the result of this subdivision plan in accordance with LSR Section 401(8).

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

Sincerely,

Peter Grella  
Land Use Planner