

AGENDA

CRAWFORD COUNTY PLANNING COMMISSION

Crawford County Public Safety Building (632 Pine Street – Meadville)
April 25, 2022

- 1. Roll Call**
- 2. Action on March 2022 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. Zoning Ordinance Amendment, Oil Creek Township
 - b. Modwash - Preliminary/ Final Land Development, Vernon Township
 - c. Administrative Subdivision Reviews
- 7. Old Business:**
 - a. Discussion – Crawford County Development Review Criteria
 - b. Discussion – Update on Planning 101 Training for 2022
 - c. Discussion – 2020 Planning Agency Strategic Plan
- 8. New Business:**
 - a. Action – Erie County Comprehensive Plan Update
 - b. Presentation – Community Design, Transportation, & Rural-to-Urban Transect
 - c. Discussion – Planning Commissioner Comments
- 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

March Regular Meeting Minutes Crawford County Public Safety Building, Meadville, Pennsylvania

Commissioner Wickert, Vice-Chair, called the Regular Meeting of the Crawford County Planning Commission (Planning Commission) to order at 3:30 p.m. on March 28, 2022.

1. Planning Commission Roll Call:

Present –

John Frye
Katie Wickert, Vice-Chair
Scott Sjolander
Jessica Hilburn
John Lawrence, Treasurer
Travis Palmer
Austin Rock

Absent –

Ron Mattocks, Secretary
Maria Dreese, Chair

Other Attendees –

Thomas Gilbertson, CC Assistant Planning Director for Community Planning
Peter Grella, CC Land Use Planner
Francis Weiderspahn, Crawford County Board of Commissioners

2. Action on the February 2022 Meeting Minutes:

Commissioner Wickert requested a motion to approve the February 2022 Regular Meeting minutes. Commissioner Palmer moved to adopt the minutes. Commissioner Frye seconded. Motion carried unanimously.

3. Communications:

Mr. Gilbertson provided an update on the communications received by the Planning Commission since their February 2022 regular meeting. Communications included:

- PennDOT NW RPO (*Rural Planning Organization*) Project Updates.

4. Reports:

A. Standing Committees –

Transportation Committee: Commissioner Lawrence mentioned that they did not formally meet but have been working to contact local organizations to assess our county's readiness to accommodate electric vehicles. Commissioner Lawrence will share his list of contacts with the commission.

Agricultural and Environmental Concerns Committee: Commissioner Wickert reported that the committee met on March 8th to discuss future committee opportunities and to plan for the County Forest Day. Mr. Gilbertson added that the Planning Office has begun working with the Conservation District to confirm Agriculture Security Area records through an effort involving their intern.

Personnel: Commissioner Lawrence commented that the committee has not met.

Planning Initiatives Committee: Commissioner Wickert noted that the committee is working on a proposal to present to the Planning Commission.

B. Planning Director's Report –

[Administrative Updates]

None.

Community Planning Projects

CONNEAUT VALLEY BOROUGH'S MULTI-MUNICIPAL COMPREHENSIVE PLAN –
The Conneaut Valley Boroughs Multi-Municipal Comprehensive Plan is moving into the project development stages of the planning process. One community visioning charette remains for Linesville Borough. This event will be held on Tuesday, March 29th from 6:30 p.m. to 9:30 p.m. at the Lakeland Senior Center - 237 S. Pymatuning Street. Commissioner Dreese has offered to represent the County Planning Commission at this event.

During April, a series of project development meetings will be held in Springboro, Conneautville, and Linesville. The Community Planning Division is requesting the support of a Planning Commission member (Commissioner Wickert abstaining) at each of these meetings.

The April schedule of project development meetings is as follows:

- Springboro Borough - Monday, April 25th from 6:30 p.m. to 9:30 p.m. at the Springboro VFD Social Hall - 176 N. Main Street;
- Conneautville Borough - Tuesday, April 26th from 6:30 p.m. to 9:30 p.m. at the Conneautville VFD Social Hall - 1015 Strawberry Alley; and
- Linesville Borough - Tuesday, April 19th from 6:30 p.m. to 9:30 p.m. at the Lakeland Senior Center - 237 S. Pymatuning Street.

The Planning Office will request for each meeting to be shortened by an hour to conclude at 8:30 p.m. instead.

Recognition for Service – The Community Planning Division would like to recognize Commissioners Austin Rock and John Lawrence who represented the Planning Commission very well at the community visioning events in Springboro and Conneautville respectively.

COUNTY FOREST DAY EVENT –

Monday, April 11, 2022 is County Forest Day! The Agriculture and Environmental Concerns Committee is working to develop educational and field work programs. The Planning Office is supporting this effort by providing coordination and field work assistance.

PLANNING TRAINING SERIES –

The Community Planning Division will be working with the Planning Commission to outline a schedule of educational events to support the work of our Planning Agency. Events will largely consist of viewing online educational or training videos.

EXPLORATION OF COUNTY-WIDE DEVELOPMENT REGULATION –

The Community Planning Division may soon begin the exploration of a Crawford County Subdivision and Land Development Ordinance. Such exploration would commence upon instruction by the County Board of Commissioners.

Community Development Projects

Pending update.

Legislative Updates

No updates.]

5. Public Comment:

None.

6. Subdivisions, Land Developments & Zoning Reviews:

A. Administrative Subdivision Reviews –

Mr. Gilbertson provided an overview of administrative reviews completed by the Crawford County Planning Office since the Planning Commission's February 2022 regular meeting.

7. Old Business:

A. Crawford County Development Review Criteria –

Mr. Gilbertson suggested that each of the four subcommittees should pick a development review criterion and investigate it in more detail. Commissioner Wickert expressed that many of our communities are not aware of the basic concepts involved in some of the suggested development

review criteria and that a larger communication and education piece is necessary in addition to focusing on criteria. Mr. Gilbertson suggested that the Planning Commission could go back to the development process survey to identify our weaknesses and to focus on those areas as a starting point. Commissioner Wickert, in response, highlighted that some communities receive development applications so seldomly that they were not able to identify what parts of the review process they struggle with because they completely lack experience. Mr. Gilbertson suggested that the Planning Commission could hold detailed discussions to more specifically identify the knowledge gap on the development review process. Commissioner Lawrence suggested that many of our communities could benefit from a general outline of the review process. Mr. Gilbertson mentioned that the Planning Office has produced resources in the past and is currently working to simplify and revise our local guidance resources.

B. Update on Planning 101 Training for 2022 –

Commissioner Wickert mentioned that previous discussions were held to organize a basic training session for local and county planning commission members.

C. 2020 Planning Agency Strategic Plan

Mr. Gilbertson mentioned that the subcommittees could play a role over the next year in the implementation of the 2020 Crawford County Planning Agency Strategic Plan. Commissioner Wickert mentioned that it would be nice to have a summary of the plan's items on Monday.com. Mr. Gilbertson suggested that he could create a "board" in Monday.com for the Planning Commission to review.

8. New Business:

A. Planning Commission Communication Policy –

Commissioner Wickert began by noting that the potential need for the Planning Commission to establish a communications policy has arisen from recent coordination efforts involving the work of the Planning Commission and its subcommittees. To start, Commissioner Wickert suggested that formal correspondence from subcommittees should be approved by the chair of said subcommittee while similar communications from the Planning Commission should be reviewed and approved at their regular meetings.

Mr. Gilbertson noted that Commissioner Wickert's idea distinguishes between communications for coordination purposes and those that recognize policy positions of the Planning Commission. Planning Commission members asked a series of questions and discussed the nature of a communications policy. Mr. Gilbertson provided the clarification that (1) a distinction could be drawn between coordinating and recommendatory communications, (2) written subcommittee communications can be sent out by the committee chair with the chairman of the Planning Commission copied, (3) overall Planning Commission communications sent by the chair should copy the Vice-Chair and Planning Director, and (4) that all outgoing communications be included in the monthly communications report to the Planning Commission. Commissioners Rock and Lawrence suggested that a communications policy, though necessary, could become cumbersome. Mr. Gilbertson suggested that a policy could be made less cumbersome by determining the threshold that triggers the formal communications policy.

Commissioner Wickert requested for Mr. Gilbertson to draft a proposed communications policy.

B. Planning Commissioner Comments –

Commissioner Frye – none.

Commissioner Palmer – none.

Commissioner Lawrence – noted that he is having some issues accessing information on Monday.com. The platform requested his County ID. Additionally, Commissioner Lawrence noted that the company that owns Seco-Warwick, Hydro-block, is happy to accept certain recyclable items (plastic items).

Commissioner Hilburn – noted that the Crawford County Visitors Bureau branding effort went well. Additionally, she expressed her appreciation to Zach and those who helped with the county library fiber project. Finally, Commissioner Hilburn mentioned the county vision project to the Hydetown and Titusville councils.

Commissioner Rock – complemented the Planning Office for their effort on the Springboro Borough community engagement event.

Commissioner Sjolander – none.

Commissioner Wickert – thanked those who came forward to volunteer for the Conneaut Valley Boroughs community engagement events and encouraged Planning Commission members to attend at least one event.

9. Adjournment:

Commissioner Wickert requested a motion for adjournment. Commissioner Lawrence moved to adjourn the meeting. Commissioner Hilburn seconded. The March 2022 Crawford County Planning Commission Regular Meeting adjourned at 4:40 p.m. on Monday, March 28, 2022.

Respectfully submitted,

Maria Dreese, Chair
Crawford County Planning Commission

cc: Crawford County Board of Commissioners
Crawford County Planning Commission May 2022



COUNTY OF ERIE

PLANNING & COMMUNITY DEVELOPMENT

Brenton Davis,
County Executive

Jon Whaley,
Interim Director

Memorandum

To: All Erie County Municipalities; All Erie County School Districts; and All Contiguous Counties, Municipalities and School Districts

From: Jon Whaley, Interim Director of Planning

Date: March 22, 2022

Re: Erie County Recycling 5-year Recycling Strategic Plan

NOTICE

The Erie County Department of Planning & Community Development is proud to announce the completion of the Erie County Recycling, 5-year Recycling Strategic Plan. As Erie County deals with changes and challenges in recycling, this plan identifies achievable action items to address these issues in the next 5 years. The County will implement this plan through support in programming, funding, and expert assistance to municipalities and organizations.

The Erie County's 5-year Recycling Strategic Plan is proposed for adoption as an element of the Erie County Comprehensive Plan. The comprehensive plan has no regulatory authority. However, it is important for policy making and planning purposes, and is often referenced in support of grant applications.

Pursuant to Section 302 of the Pennsylvania Municipalities Planning Code (MPC), the plan is being subjected to a 45 day review and comment period. Following the review and comment period, the plan will be forwarded to Erie County Council for its consideration of adoption as part of Erie County's Comprehensive Plan.

The Erie County 5-year Recycling Strategic Plan is available for viewing at <https://www.eriecountypa.gov/Recycling> under **Recycling Plan**.

Please review the plan, and submit any comments by May 13th, 2022. Comments may be submitted to larmel@eriecountypa.gov or to the following address:

Erie County Department of Planning & Community Development
150 East Front Street, Suite 300
Erie, PA 16507

Crawford County

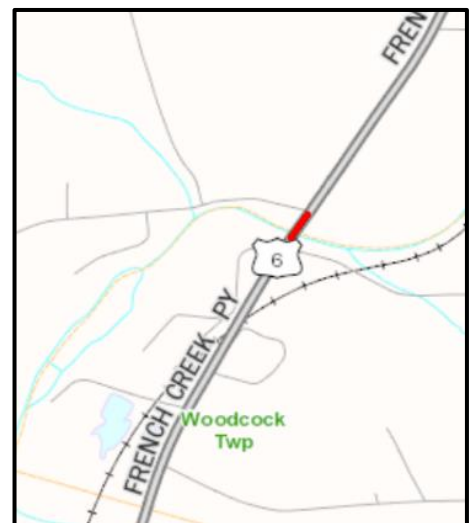
MPMS 109996 (SR 8 S01) – PA Route 8 and PA Route 77 Intersection. This project realigns the intersection of SR 8 and SR 77 in Bloomfield Township, Crawford County, to eliminate the skew.



- 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): \$6,900,000.
- 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

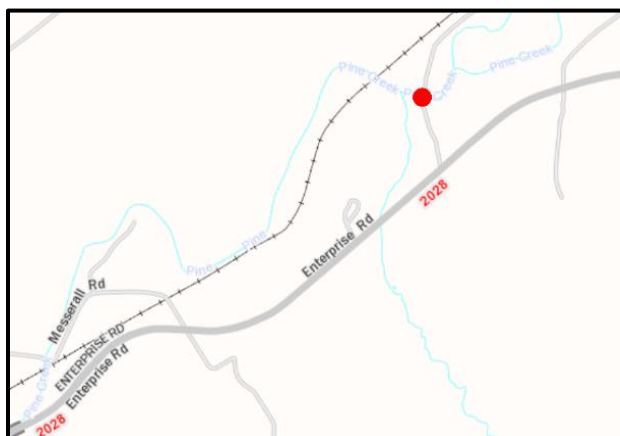


MPMS 573 (SR 6 B13) – US 6 French Creek Bridge #1. This project includes the preservation/rehabilitation/replacement of the US 6 French Creek Bridge #1 over French Creek in Hayfield and Woodcock townships. This bridge is 300 feet long and is a 2-span truss.

- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$6,650,000.
- 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.

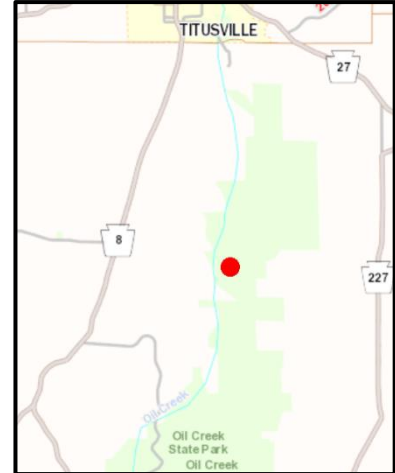
- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$4,800,000.
- The Preliminary Design Agreement with GAI Consultants, Inc. was executed on May 15, 2020.
- Initial surveys have been completed. Preliminary roadway design, preliminary bridge design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



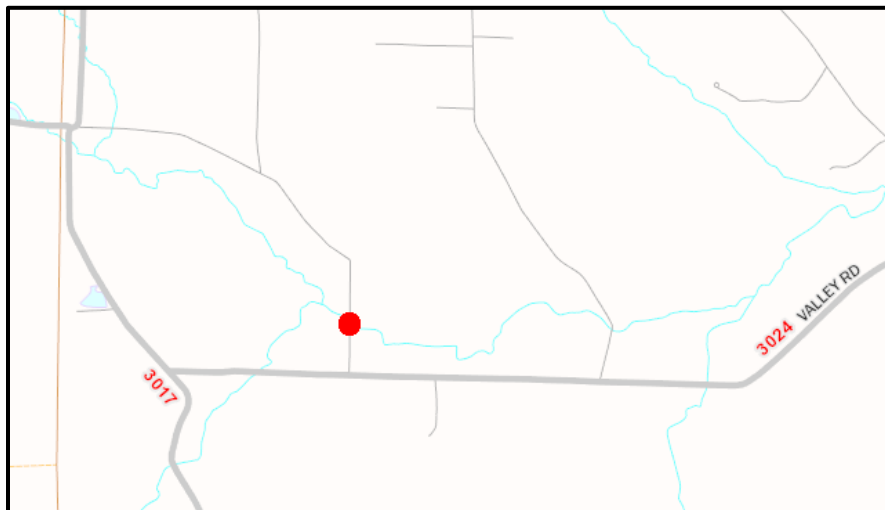
Venango County

MPMS 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.

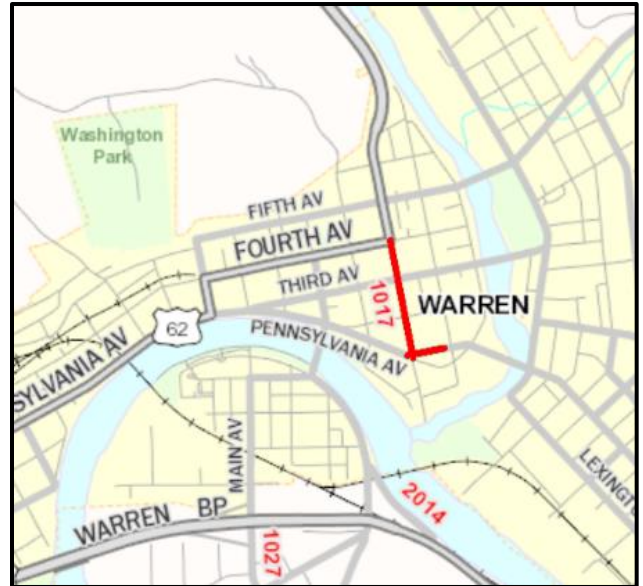
- Sponsor: Victory Township
- Programmed Project Cost (Preliminary Engineering, Final Design, Utility, Right-of-Way, and Construction): \$2,600,000.
- The design consultant is Mackin Engineering Company.
- Project funded using 80 percent federal/15 percent state/5 percent local
- Environmental Clearance 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: April 28, 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): \$5,400,000.
- 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.
- [Construction project advertised March 16, 2022](#)
- Proposed let date: April 14, 2022



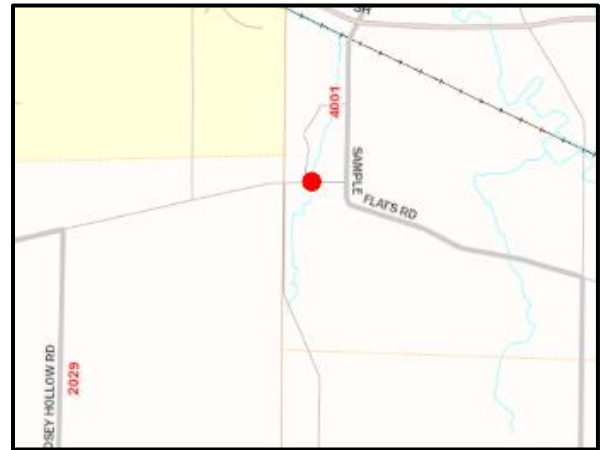
MPMS 79261 – Miles Run Road Bridge. This project is the replacement of the Miles Run Road (Township Road 388) Bridge over Miles Run in Pittsfield Township. This local bridge is 43 feet in length.

- 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): \$1,000,000.
- Project funded using 80 percent federal/15 percent state/5 percent local
- Proposed let date: Spring 2024



PennDOT Contacts

Thomas J. McClelland, P.E., Assistant District Executive - Design (814) 678-7081 or thmcclella@pa.gov

Paul A. Miller, P.E., District Plans Engineer (814) 678-7107 or paulmille@pa.gov

Ronald J. Johnson, P.E., District Services Engineer (814) 678-7145 or ronaljohns@pa.gov

Courtney J. Lyle, District Planning & Programming Manager (814) 678-7046 or clyle@pa.gov



EVENT PROGRAM

Who – The Crawford County Planning Commission, PA DCNR Bureau of Forestry, PA Game Commission, Crawford County Conservation District, Crawford County.

What –

- 9:00 a.m. to 9:30 a.m. – Introductions & Overview
- 9:30 a.m. to 11:30 a.m. – Educational Presentations
 - » Forest Management by the PA Department of Conservation and Natural Resources – Bureau of Forestry
 - » Wildlife Management by the PA Game Commission
 - » Invasive Species Control by the Crawford County Conservation District
- 11:30 a.m. to 12:00 p.m. – Brief Lunch Break (bring your own)
- 12:00 p.m. to 12:30 p.m. – Brief Clean Up (site assessment)
- 12:30 p.m. to 2:15 p.m. – Group Data Collection
- 2:15 p.m. to 4:00 p.m. – Finish Clean Up

Where – The Crawford County Forest – Meeting about 150 yards east of the Titusville Sportsman's Club (16359 Greytown Rd, Centerville, PA 16404) with parking available on Greytown Road.

When – The event will run from 9:00 a.m. until 4:00 p.m. on Monday, April 11, 2022.

Community Planning Division

CONNEAUT VALLEY BOROUGH'S MULTI-MUNICIPAL COMPREHENSIVE PLAN

The Conneaut Valley Borough's Multi-Municipal Comprehensive Plan is moving into the project development stages of the planning process. The April schedule of project development meetings is as follows:

- Springboro Borough - Monday, April 25th from 6:30 p.m. to 9:30 p.m. at the Springboro VFD Social Hall - 176 N. Main Street;
- Conneautville Borough - Tuesday, April 26th from 6:30 p.m. to 9:30 p.m. at the Conneautville VFD Social Hall - 1015 Strawberry Alley; and

The Planning Office will request for each meeting to be shorten by an hour to concluded at 8:30 p.m. instead.

Recognition for Service – The Community Planning Division would like to recognize Commissioners John Lawrence who represented the Planning Commission very well at the community visioning event in Linesville on April 25, 2022.

ERNST TRAIL FEASIBILITY STUDY

Crawford County and the French Creek Trail Association, Inc. is coordinating with the Northwest Commission and Michael Baker International to conduct a feasibility study of connecting the Ernst Trail to Meadville and creating a trail connection between Conneaut Lake and Linesville. A public survey and project website has been created. The website is available at <https://crawford-trail-studies-baker.hub.arcgis.com/>.

Community Development Division

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The Planning Office is coordinating upwards of 14 construction projects this construction season through the Community Development Block Grant (CDBG) program. Here is a list of the projects that we anticipate will be in some form of construction this year.

1. Beaver Township – Architectural Barrier Improvements
2. Richmond Township – Architectural Barrier Improvements
3. Steuben Township – Architectural Barrier Improvements
4. Crawford County Care Center – Patio COVID-19 Renovations
5. Vernon Township – Municipal Building Architectural Barrier Improvements
6. Vernon Township – Roche Park Improvements
7. City of Meadville – East Street Paving
8. City of Meadville – Walnut Street Paving
9. City of Meadville – East Steers Street Paving
10. City of Meadville – Plateau Drive Paving
11. City of Meadville – South Main Street Emergency Shelter Roof Replacement
12. City of Meadville – Huidekoper Park Improvements
13. City of Titusville – Diamond Street Park Improvements
14. West Fallowfield Township – Rocky Glenn Road Bridge Replacement

In addition, Crawford County, and our OBO communities, are preparing for the 2022 CDBG application cycle. This includes the first public hearing for CDBG. Each of the community public hearings are as follow:

1. City of Meadville – April 22, 2022
2. City of Titusville – May 3, 2022
3. Crawford County – May 5, 2022
4. Vernon Township – TBD

As part of the County's Language Access Plan (LAP) we post public notices in limited English proficiency areas of the County. Planning staff are asking for assistance from Commission members to volunteer posting these notices in communities they reside in or are located near.

COMMUNITY DEVELOPMENT BLOCK GRANT – COMPETITIVE APPLICATION

Planning staff was notified by the Pennsylvania Department of Community and Economic Development (PA DCED) of a third competitive CDBG-CV application cycle that will have an application deadline in June 2022. Furthermore, Crawford County received a letter from the City of Titusville requesting aid in preparing a competitive application for the next round of CDBG-CV funding. The city is looking to make an application to address a blighted structure under conservatorship in their downtown.

Additionally, the County's Board of Commissioners have approached planning staff with a request to explore making a competitive application in the fall to the annual CDBG competitive program for construction of county owned towers to service public safety radio, cellular phone, and possibly wireless internet service provider deployment. Planning staff is working with public safety and their consultant on the project.

APPALACHIAN REGIONAL COMMISSION – ERIE TO PITTSBURGH TRAIL GRANT

Crawford County is coordinating with HRG on negotiating a fixed price contract for design and engineering services for the Appalachian Regional Commission (ARC) project. Staff anticipate a contract will be secured and design work will begin late spring/ early summer.

Legislative Updates

LOW-IMPACT HOME BASED BUSINESSES

Representative Tracy Pennycuik has introduced legislation, House Bill 2286, that will amend the MPC to allow temporary low-impact home business relocation. The representative's memorandum states:

"The COVID-19 pandemic shifted the way many businesses conducted operations throughout the Commonwealth. In my district, a constituent who does electrical contracting and computing relocated a portion of his business to his home, so he could continue to provide for his family. However, when he did this, his municipality threatened him with fines and even jail time if he did not desist his business at his home. Therefore, in the near future, I will be introducing legislation to amend the Municipalities Planning Code to allow for temporary low-impact home business relocation.

Currently, individuals can operate what are deemed no impact home businesses from their properties. My legislation would amend the Municipal Planning Code to expand this provision to allow low-impact

home businesses to operate during any future declared disaster emergency or natural disaster that renders operation of the business at its location unsafe and impossible.

Please join me in supporting business owners who want to temporarily move their businesses to their homes, so they can continue to conduct business during an emergency or natural disaster.”

We will keep an eye on this legislation and provide updates.

April 2022 STAFF SUBDIVISION REVIEWS

<u>Name</u>	<u>Municipality</u>	<u>Lots</u>	<u>Reviewer</u>	<u>Comments:</u>
Subdivision for Joe Miller #2	Bloomfield Twp	1	Peter Grella	Proposes to subdivide a "Parcel A-1" fronting Lake Road leaving a remainder. Follows Joe Miller Subdivision #1 of July 21, 2021. Parcel 1307-021-66-A on Lake Road south of Elmwood Avenue. 4.011 acres (Parcel A-1); 37.824 acres (residual). "Commercial" (Parcel A-1), "Agriculture" and "Commercial" (remainder). Bloomfield Township Comprehensive Plan, 2007. Pg. 32
Replot/Lot Consolidation Survey for Christine L. & James Stanley	South Shenango Twp	-1	Peter Grella	Proposes to combine two neighboring lots into a single contiguous lot. Lot 32 and Lot 33 of the Colonial Estates Plan No. 2 bounded by Livingston Road, Mayflower Lane, and Norfolk Drive. 0.634 acres (resulting combination). Residential. "Concentrated Residential." South Shenango Comprehensive Plan (2009), Pgs. 50-51
John J. Kurtz & Kathryn M. Kurtz Minor Subdivision	Greenwood Twp	4	Peter Grella	Proposes to divide one tax parcel into four lots and a landlocked remainder roughly according to how it is currently divided by roads, except for Lot 1 and Lot 2, to be divided roughly following field and tree features. Parcel 2708-071 at intersection of Marshall Road and Mercer Pike, with remainder on opposite side of interstate 79. 20.0 gross acres (Lot 1); 29.619 gross acres (Lot 2); 18.360 acres (Lot 3); 1.363 acres (Lot 4); 40.46 +/- acres (remainder). Residential (Lot 1); agricultural non-building (Lot 2, Lot 3, Lot 4, residual). "Rural Development" and "Forested", Greenwood Township Comprehensive Plan (2009), Pg. 30.
Hutton Conneaut Plan of Lots	Vernon Twp	2	Peter Grella	Proposes to revise the Vernon Towne Square subdivision of 2001 by dividing Parcel 4 for the current Modwash land development, unsurveyed remainder Parcel 2 for the Sheetz gas station, and a Parcel 1-R to leave undeveloped. Tax Parcel 6505-098-1-C-99-100 along the service road at the northwest corner of the "Big I" roundabout on SR 19 and US 322. 6.103 acres (Parcel 1-R); 1.354 acres (Parcel 4); Parcel 2 (Sheetz) and 3 (Aldi) unstated. Commercial. "Non-residential Growth Area," Central Crawford Region Multi-Municipal Comprehensive Plan, 2007, Pg. 19.



CRAWFORD COUNTY PLANNING OFFICE

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

April 26, 2022

Vernon Township Board of Supervisors
Vernon Township
16678 McMath Avenue
Meadville, PA 16335

RE: REVIEW OF MODWASH-MEADVILLE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

Dear Supervisors,

The Crawford County Planning Commission has addressed the Modwash-Meadville land development plan at its regularly scheduled meeting on April 25, 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 Vernon Township finds deficiencies in the submission that are not addressed in accordance with its Subdivision and Land Development Ordinance (SALDO).

PROJECT SUMMARY:

Proposal:	Proposes an automated drive-through car wash on Parcel 4 of the concurrent Hutton Conneaut Plan of Lots subdivision, including a one-way entrance drive and one-way exit drive and 20 parking spaces/vacuum bays,
Location:	Tax parcel 6505-098-1-C-99-100 along the service road at the northwest corner of the "Big I" roundabout on SR 98 and US 322.
Site Area:	1.354 acres
Proposed Land Use:	Commercial
Local Land Use Designation:	"Non-residential Growth Area," <i>Central Crawford Region Multi-Municipal Comprehensive Plan</i> , 2007, Pg. 19.

COUNTY PLANNING REVIEW:

Procedural Comments

1. County Planning recommends that the applicant contact the Crawford County Conservation District regarding any necessary permits that may be required relating to this or future development at the site. The Conservation District can be reached at (814) 763-5269.
2. County Planning recommends that the applicant coordinate with the Crawford County GIS & Mapping Office to determine addressing at (814) 724-2562.



Potential Concerns

1. Crawford County Planning recommends the Township scrutinize this development against Section 22-503.8.M-P and Zoning Ordinance Section 27-503. State Route 98 southbound is posted as 50 mph, and vehicles turning right to entering the service road have been observed to complete that turn at 30 mph. A conflict may occur if a speedy car entering this turn suddenly encounters a slow car taking the much tighter turn into the entrance drive or crossing to turn left into it, or slowed or stopped cars if stacking were to occur at the mouth of the entrance drive, such as if waiting for a car backing out of the first employee parking spot. The trees nearest to the intersection that are shown as part of the landscaping plan could also obstruct the visibility at that turn from SR 98 to the entrance drive even further. Cross traffic from Sheetz into the car wash entrance lane may also present a similar conflict, though likely occurring far less often. Crawford County Planning recommends that the plan be revised to alleviate these concerns, and if possible, a redesign of the service road's intersection at SR 98 be considered to simplify it and slow the traffic turning into this road.
2. Crawford County Planning recommends that approval of this land development plan be conditioned on a revision to its accompanying subdivision plan that would make the subject lot abut SR 98. The subdivision plan that accompanies this land development plan, the "Hutton Conneaut Plan of Lots," shows the subject parcel to be surrounded by its neighboring parcel by an almost imperceptible sliver of land that isolates it from SR 98. There does not appear to be a useful reason for this from a standpoint of the public good and orderly development. Also see "Compliance with SALDO" comment #2 below.

Potential Plat Errors

1. None cited.

Compliance with SALDO

1. Crawford County Planning recommends that the notarized signature of the project owner appear in a certificate on the plan prior to final plan approval, which was absent on the materials the county received.
2. Crawford County Planning recommends the boundaries of the property be described by bearings and distances in accordance with SALDO Section 22-402.B. While the accompanying subdivision plan describes these, these plans may be approved and recorded separately and this provision still applies.
3. Crawford County Planning recommends that any applicable materials cited in SALDO Section 22-402 be obtained by the Township prior to final approval, most pertinently evidence of authorizations to access the public sewer and water system. The utility plan sheet C400 implies that these approvals are not yet obtained, accidentally misidentifies a "Municipal Authority of Crawford County," and states that permits are to be the responsibility of future subcontractors.
4. Crawford County Planning recommends the Township pursue a traffic study prior to final approval in accordance with SALDO Sections 22-402.2.I-M. The addition of the car wash and the traffic it generates to the present surrounding uses may have a significant impact on the safety and/or traffic flow of the service road.

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

Sincerely,

Peter Grella
Land Use Planner

cc: Tracey Crawford, Crawford county Conservation District
Dave Amy, Crawford County GIS & Addressing Office



CRAWFORD COUNTY PLANNING OFFICE

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

April 26, 2022

Board of Township Supervisors
Oil Creek Township
127 McKinney Road
Titusville, PA 16354

RE: Crawford County Planning Review of the Oil Creek Township Proposed Zoning Ordinance Amendment No. 1 of 2022 To Set Forth Requirements for Solar Energy Systems

Dear Supervisors,

The Crawford County Planning Commission has addressed the proposed zoning ordinance amendment to provide for the regulation of solar energy systems at its regularly scheduled meeting on April 25, 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, inconsistency with adopted comprehensive plans, matters of concern, and to provide suggestions for improvement.

To organize the review comments, Crawford County Planning is providing comments under the following categories:

- Consistency with County Comprehensive Plan
- Definitions and terminology
- Application requirements and use standards
- General comments

Consistency with the Crawford County Comprehensive Plan

1. County Planning recommends that Oil Creek Township amend its zoning map to create an overlay zone for principal solar energy facilities and related impactful conditional uses. The *Crawford County Comprehensive Plan (2014)* highly values the preservation of agriculture and open space. Among 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." Balancing values, it also says, "Assist farmers...to explore or develop alternative energy sources, all of which may sustain or supplement energy needs or provide additional sources of income." (Pg. A17)

Section 4 of the proposed amendment would allow principal solar energy facilities as a conditional use in the A-Agricultural District. The A-Agricultural District covers approximately 70% of the total area of Oil Creek Township. Although the majority of this land area is forested and not in active agriculture, many of those parcels that are in active agriculture are enrolled in the agricultural

PENDING REVIEW BY THE CRAWFORD COUNTY PLANNING COMMISSION ON 4.25.2022



security area program. Section 2.B.(d)(v) prohibits principal solar energy facilities in “wooded areas primarily devoted to mature trees in excess of 2 acres that would require removal of greater than 20% of mature trees,” which is most of the township. Even though this extensive woodland may naturally restrict solar development, combined with this provision, solar energy facilities may then be forced into any of the few remaining agricultural parcels. If Oil Creek Township knows of specific places within the agricultural district where principal solar energy facilities should not be located, then Crawford County Planning recommends the zoning map be revised with an overlay to contain this use to areas of least impact on current agricultural and residential activity or natural resources.

Definitions and Terminology

1. Crawford County Planning recommends the definition of “Solar Easements” be removed. In reviewing the draft ordinance, the term appears in no other provision except within the definitions, and so does not appear to be relevant to interpreting the ordinance.
2. Crawford County Planning recommends the Township revise the definitions in the ordinance in an effort to reduce confusion between “systems,” “equipment,” and “facilities” and to use those terms consistently. The prefatory statement refers to regulating solar energy systems while the principal use is termed a solar energy facility. “Accessory solar energy system” is defined as “an area of land or other area used for a solar energy system,” which both misidentifies the system as the land or area itself and is redundant in its self-referencing. Later, a “solar energy facility” is defined similarly, but then re-termed within its own definition as “*Principal solar energy systems*,” while the amendment often cites it as a “principal solar energy facility” as if the term “accessory solar energy facility” were also used.
3. Crawford County Planning also recommends revising the language to clarify between accessory solar energy systems (ASES) and solar energy facilities (SEF) for clear health, safety, and welfare purposes.

The controlling difference in the amendment appears to be that an ASES routes the electricity “primarily for on-site use,” while an SEF sends the electricity “primarily for off-site use.” Considering the regulatory provisions that differ between a principal SEF and an ASES within this ordinance, County Planning finds that the distinction should be a combination of safety considerations, community character, and the amount of land consumed rather than where the electricity goes, as “on-site” and “off-site” could be ambiguous. However, the clearest distinction between an ASES from a principal SEF is whether the system’s equipment is structurally attached to a building or an accessory structure. For example, a warehouse may have a 2-acre roof that supplies enough solar panels to sell its energy back to the utility for use off-site; however, those solar panels are incidental to the primary warehouse use that supports it.

The definition of ASES includes that “Ground mounted or freestanding Solar Energy Systems with an output size of not greater than ten kilowatts shall be considered Accessory Solar Energy Systems.” Ten kilowatts is about the power output of a large portable backup generator, or of a small standby generator that could supply any currently permitted use, which are not regulated by the zoning ordinance. This provision, however, does not say that ground mounted or freestanding systems of more than 10 kW may *not* be considered ASES if they primarily supply power on-site. It appears that this provision actually intends to say, “Ground mounted or freestanding Solar Energy Systems with an output size of greater than ten kilowatts shall be considered primary Solar Energy Facilities,” and if so, should be amended.

However, the definition of a Solar Energy Facility does not similarly reference a power output. Considering the advance of solar technology, though, a power rating may not even be a reliable indicator of public impact; a 40 kW system five years from now could be the same size as a 10 kW system today, although it may reasonably demand stricter safety considerations.

Application Requirements and Use Standards

1. Crawford County Planning recommends that all provisions referring to compliance with the Uniform Construction Code or incorporating building code application standards be removed and incorporated into the Township's building code instead. The building code official who enforces building permits, rather than the zoning officer, would or should be an appropriately party to say whether or not a solar energy system is in compliance. Zoning should not doubly enforce building code regulations. Furthermore, it appears to be a burdensome risk to the applicant to bear the cost of preparing and presenting detailed construction plans to comply with building codes for a zoning permit when a building permit that follows may not ultimately be issued.
2. Crawford County Planning recommends that the amendment be revised to remove all references to application requirements, approvals, and conditions related to the Subdivision and Land Development Ordinance. These requirements may not be able to run concurrently with the procedures of zoning, and the zoning ordinance may not duplicate enforcement of the SALDO. If these provisions are reasonable, they belong in the SALDO. County Planning believes the requirements for financial security for decommissioning also belong in the SALDO, which may be incorporated as part of the improvements bonding following approval of a preliminary land development plan.
3. Crawford County Planning recommends that the amendment be revised to remove all references to application requirements, approvals, and conditions related to the Stormwater Management Ordinance. The Oil Creek Township Stormwater Management Ordinance is the controlling ordinance for stormwater management, such that any such provisions are duplicative. For instance, as applied in this zoning amendment, the stormwater provisions for ASES in the proposed amendment appear extremely burdensome in comparison. A 10 kW-rated do-it-yourself ground-mounted kit system can be accommodated within approximately 600 SF of area, well below the 1000 SF of connected impervious surface area to trigger documentation and far less than the 2500 SF that requires a small project application and volume controls according to the Oil Creek Township Stormwater Management Ordinance.
4. Crawford County Planning recommends that the amendment be revised to remove all provisions that demand compliance with standards, laws, and regulations external to Oil Creek Township's jurisdiction to control, evaluate, or enforce. Zoning should not incorporate by reference industry standards or laws that do not have direct bearing on the purposes or enforcement abilities of local zoning or do not cite any specific standard or proof as a measure of compliance. For example, Crawford County Planning recommends that Section 2.A.(1) be removed in its entirety. It reads in part, "The SEF layout, design and installation shall conform to good industry practice." This provision is vague and broad enough that it can be arbitrarily exercised and the Township may be unable to lawfully apply it.
5. Crawford County Planning recommends that the amendment be revised to remove other duplicative or burdensome standards or application requirements that do not have a clear relationship to health, safety, public welfare, the orderly development of the township, or the ability of the zoning ordinance to effectively control. This extends to additional standards imposed

on solar energy facilities that do not apply in the current zoning ordinance to any use of similar impact on the public. These include but are not limited to:

- a. Requiring that decommissioned solar energy system materials be re-sold or salvaged;
 - b. "Agrivoltaic" requirements, such as crop selection, crop mowing, pesticide application, and manure control plan requirements, which do not elsewhere apply to any other form of agriculture and appear prejudicial to solar energy systems specifically;
 - c. Documentation of visual buffering by photographic methods that cannot realistically be performed;
 - d. Unreasonable provisions on the removal of trees, as forestry itself is allowed wholesale and which the MPC explicitly protects at Section 603(f);
 - e. A noise management plan; and
 - f. AC and DC connection placement within the controlled site.
6. Crawford County Planning recommends that all references to decisions made by Oil Creek Township Planning Commission be removed, as well as any decisions made by the Oil Creek Township Supervisors for ASES. The local planning commission cannot make actual decisions for conditional uses on a case-by-case basis. Instead, it can only provide its recommendations to the supervisors as a matter of procedure. Likewise, the township supervisors can only make case-by-case decisions for conditional uses but not for uses that are permitted by right.
 7. Crawford County Planning recommends removal of Section 318.3.h signage provisions. This provision is a content-based determination of otherwise permissible signage and may not be allowed according to recent US Supreme Court rulings protecting speech.
 8. Crawford County recommends Section 906 be revised to remove any references to the Crawford County Planning Commission, which is erroneous, and to replace them with Oil Creek Township Planning Commission.

General Comments

2. Crawford County Planning recommends that the amendment be clarified for where principal solar energy facilities are permitted. Section 2 states that "Solar Energy Facilities" shall be added as a Conditional Use in the Agricultural District," but Section 3.2.C(3) says that "Roof and Wall Mounted Principal Solar Energy Facilities are permitted in any Zoning District where the building upon which they will be mounted is a permitted use," which is contradictory and blurs the functional distinction between a principal solar energy facility and an accessory solar energy facility.
3. Crawford County Planning recommends Section 3.2.A(9) be revised to require this information among the safety signage at the site, which would keep the public informed as well as the Township.
4. Crawford County Planning recommends that the word "commercial" be removed from Section 3.1.C.(4). Because this section refers to an accessory solar energy system, it is confusing that this one section about buffers yards refers to the equipment as "part of the *commercial* installation".
5. Crawford County Planning recommends that Section 2.B.(5)(c)(ii) be revised to replace "ASES" with "SEF." The reference to ASES appears to be an error.
6. Crawford County Planning recommends that the typo of "SEP" at Section 3.2.B(6)(f) and (g) be corrected.

7. Crawford County Planning recommends that Section 3.2 “Solar Energy Facility”, be located in the zoning ordinance at Section 350, following Bulk Fuel Storage, and not in Article 4 Supplemental Restrictions. This amendment considers solar energy facilities as a principal conditional use, which are otherwise addressed in the zoning ordinance’s Article 3 Specific Use Standards. Article 4 refers primarily to accessory structures, nonconformances, and other non-principal use considerations, which would be an inappropriate place to address principal SEFs. Section 204 and Section 301 of the existing ordinance also make reference to conditional use procedures and conditions. The provisions recommended in the amendment to Article 9 would be redundant and the third location where application and standard requirements to conditional uses are referenced.
8. Crawford County Planning recommends that Section 4 of the amendment be relocated from Article 9 to near Section 204 “Permitted Principal Uses, Special Exceptions, and Conditional Uses,” or Article 8, which includes at Section 803 “Permits and Certificates” application and enforcement procedures and requirements.

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

Thank you,

Peter Grella
Land Use Planner