



COUNTY OF ERIE

Erie County Planning Commission

Erie County Courthouse
140 West Sixth Street - Room 111
Erie, Pennsylvania 16501
Phone: (814) 451-6336
www.eriecountyplanning.org

Gerry Dahl
Chair

Jan Cornwell
Vice-Chair

MEETING NOTICE

A regular meeting of the Erie County Planning Commission will be held at 6:00 PM on Thursday, August 14, 2014 at the Erie County Conservation District office, 1927 Wager Road, Erie PA.

- AGENDA -

- I. Call to Order / Pledge of Allegiance
- II. Hearing of the Public
- III. Approval of the June 12, 2014 Minutes (attached)
- IV. ECDP Activity Report (attached)
- V. Old Business
 - A. Erie County Comprehensive Plan Future Land Use Map Update
- VI. New Business
 - A. Coastal Resource Management Program - Presentation
- VII. Other Business
 - A. Municipal Reports
- VIII. Adjournment



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**ERIE COUNTY PLANNING COMMISSION
MEETING MINUTES**

August 14, 2014

A meeting of the Erie County Planning Commission was held at 6:00 PM on Thursday, August 14, 2014 at the Erie County Conservation District office, 1927 Wager Road, Erie PA.

Those in attendance were:

ECPC members:	Representing:
Gerry Dahl	County of Erie (Chair, Exec. Board)
Jan Cornwell	County of Erie (Vice Chair, Exec. Board)
Charles Casey	Erie City (Exec. Board)
Jim Cardman	Fairview Twp (Exec. Board)
Pat Pfadt	Venango Twp (Exec. Board)
Flory Kondzielski	Waterford Twp (Exec. Board)
Edward Kissell	County
Kenneth Neuburger	McKean Township
Kurt Lichtenfeld	North East Township
William Kuhn	Platea Borough
Planning Department Staff:	
Jake Welsh	
Julia Donahue	
Guests:	
Earl Brown	ECCD
Scott Poole	Elk Creek Twp resident
Karla Poole	Elk Creek Twp resident
Ethel Bateman	Elk Creek Twp resident
Dan Potthoff	Elk Creek Twp resident

Executive Board members present – 6 of 9; quorum attained

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Gerry Dahl called the meeting to order and the pledge of allegiance was given.

HEARING OF THE PUBLIC

Scott Poole, Elk Creek Twp resident, stated concerns regarding a natural gas compressor station being proposed on Pageville Road in Elk Creek Twp. He provided a copy of a letter he submitted to the township summarizing the concerns. Areas of concern included lack of adequate setback distances from the proposed buildings to adjacent properties and residences, potential impacts on wetlands, lack of a disaster preparedness plan, and integrity of the existing pipelines. Mr. Poole requested that the ECPC consider these comments when the proposed land development plan is presented to the County for approval, and that the ECPC deny the plan based on these concerns.

Mr. Welsh stated that though the County has approval authority for land development plans in Elk Creek Twp, the PA Oil & Gas Act (Act 13) regulations generally supersede local regulations, except local zoning which can designate where certain activities are permissible or not. In this case, since Elk Creek Twp does not have an adopted zoning ordinance, the location of the proposed compressor station cannot be controlled locally, as long as it meets the development standards and regulations of Act 13. Jake stated the plan will also need to meet any applicable specifications of the Erie County SALDO prior to being signed by the county, including documentation of all required permits.

Ethel Bateman, Elk Creek Twp resident, also stated other concerns for the ECPC to consider, including the accident potential from stray bullets hitting the proposed facility due to the frequency / proximity of hunting in the area.

APPROVAL OF JUNE 12, 2014 MINUTES

A motion was made by Ed Kissell and seconded by Jan Cornwell to approve the minutes. The motion was approved unanimously.

ECDP MONTHLY ACTIVITY REPORT

The ECDP Monthly Activity Report was provided with the meeting notice. Jake Welsh asked the members if there were any questions regarding specific topics in the report. No additional report was given.

OLD BUSINESS

Erie County Comprehensive Plan Future Land Use Map Update – A final draft of the map was completed and notification was sent to all Erie County Municipalities; Erie County School Districts; and contiguous Counties, Municipalities and School Districts of a forty-five day review period required per the MPC. Jake noted that a public meeting regarding the map will be held on September 11 immediately prior to the regular ECPC meeting. The map will also be available for viewing at eriecountyplanning.org.

RELCO Emergency Pre-emption System - Ed Kissell provided an update received from the equipment vendor that the manufacturer will be completing the assembly of the new receivers within the next few weeks.

Recycling Drop-off Programs - There was brief discussion on the closing of the County's Waterford drop-off site, and examples of the successes and failures of other municipal drop-off programs that have been conducted in past years. The ongoing west county annual drop-off event was highlighted as a very successful multi-municipal program.

NEW BUSINESS

Coastal Resource Management Program – A presentation was given by Julia Donahue, ECDP, regarding the various factors causing Lake Erie bluff erosion, examples of several Erie County properties affected by extreme erosion, and best management practices to protect the bluff properties. Julia also provided general information about the Coastal Resource Management Program in Erie County, including types of projects being done and current grant application period information. Julia can be reached at 814.451.6018 or jedonahue@eriecountygov.org for more information.

OTHER BUSINESS

Subdivision Modification Request – Jake described a proposed subdivision in Conneaut Twp, which is subject to the Erie County SALDO regulations. The proposed replot involves modifying the property line between two properties to go around a pre-existing building that sits over the existing property line. However, the proposed property line isn't able to meet the County's setback requirements from the adjacent buildings due to the closeness of the buildings on either side of the line. Per the County's guidelines, the property owners of each affected property have submitted a joint letter to the County requesting a modification of the County regulations to allow for the non-conforming subdivision to be approved. The request further asks that the modification fee be waived due to the extremely simple nature of the replot.

Jake indicated that the ECDP staff has reviewed the request and is recommending that it be approved, due to the circumstances on the property which don't allow for any other more conforming options to be considered. A motion was made by Jim Cardman and seconded by Flory Kondzielski to approve the request. The motion was approved by a majority, one no vote was recorded.

Draft Erie County CDBG Section 3 Plan – Jake indicated that the ECDP has prepared an updated CDBG Section 3 Plan for the ECPC to review and recommend for approval at the September 11 ECPC meeting. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by CDBG financial assistance shall, to the greatest extent feasible, be directed to low and very-low income persons. The Plan will be available for viewing at eriecountyplanning.org.

ADJOURNMENT

Being no further business, the meeting was adjourned.