

March 21, 2017

The Cranberry Township Supervisors held at Comprehensive Plan Workshop Meeting on March 21, 2017 at 10:30AM.

1. Introduction

- Call to Order
- Pledge of Allegiance
- Meeting being tape recorder.
- Roll Call-Members Present: Fred Buckholtz, Harold Best, Jerry Brosius, Chad Findlay, Koah Pentz, Ron Olsen. (Guests in attendance were recorded in the attendance book.)
- Adoption of Agenda – Harold Best made the motion to accept the agenda. Seconded by Jerry Brosius. All in favor.) (Fred Buckholtz-yes, Harold Best-yes, Jerry Brosius-yes)

2. Discussion

- Chapter 1- Introduction  
Members Comments: Ron Olsen gave a brief overview of the Comp Plan and what type of document it is. Jerry Brosius questioned the consistency of the IPC and the comprehensive plan.  
Public Comments:  
Marlene Reisinger stated that people like the Township the way it is and don't care if blight is near their home.  
Beth Reed voiced concern with a business man's request for a commercial zone change.  
Aaron Bollinger reminded Supervisors that they need to follow PA Constitution and State laws.
- Chapter 2 - Community Profile  
Members Comments: Ron Olsen stated that this was mostly just demographics, facts, and figures.  
Public Comments: None
- Chapter 3 – Statement of Objectives  
Member Comments- Ron read over the objectives laid out in the plan.  
Public Comments – None
- Chapter 4 – Economic Development  
Member Comments- Harold likes steps put in place so far with the Economic Development Committee.  
Public Comments-  
Martin Stine said he has been here since this was Venango County and he'll be damned if he's going to let anyone tell him what to do on his property.  
Heidi Murdoch stated that the zoning now can be repealed.  
Aaron Bollinger suggested additional economic development would take place if there was no zoning.

Stephanie Felmlee stated that the Comp Plan is based on what the residents want from the survey and open house. The Comp Plan is not a threat.

Jerry Brosius supported the idea of the economic development committee and keeping the initiative moving.

- Chapter 5- Community Facilitated & Services

Members Comments-

Chad Findlay corrected the ownership regarding the water system and suggested adding a statement planning for a new sewer treatment plant. He also noted that the Municipal building and garages will be in need of improvements over the life of this plan and nothing in the Plan reflects that.

Jerry Brosius noted the construction of our own sewage plant gives us the ability to better control the costs of services.

Public Comments-

Barrie Brancato questioned whether Cranberry has tried to work with Oil City?

Judy Etzel stated she didn't understand the priority of building a treatment plant when Oil City has one that is underutilized. She stated that the Township needs to resolve the differences with Oil City.

Harold Best stated that negotiations have taken place for years with no progress.

Chad Findlay stated that the Township would attempt to negotiate with a new owner of the Oil City plant.

Judy Etzel feels that both sides are to blame for no agreement.

Jerry Brosius stated that it all comes down to dollars and cents.

Bonnie Summers asked the Board to move slowly on the plant planning and to continue to try to work with Oil City.

- Chapter 6 – Housing

Member Comments –

Ron Olsen said the survey results had an overwhelming response for the need of retirement housing.

Harold Best informed the public on the efforts with ORA to try to solve this problem.

Public Comments –

Martin Stine informed the Supervisors that Oil City and Franklins senior living facilities turned into a drug supermarket and the old people don't want to live there anymore.

Bonnie Summers tried to explain the differences between private and public funded facilities.

Stephanie Felmlee clarified that this is just a plan to encourage this type of development.

Chad Findlay questioned where the funding for the loans and grants comes from.

Bonnie Summers said there is funding available.

Fred Buckholtz made note on recommendation #19 “strengthen property maintenance code”. He wanted everyone to know that the Township is working on that.

Andy Sentgeorge hoped Supervisors will address this specifically and not let this continue.

Chad Findlay also wanted to correct ownership of ORA property at end of this section.

Ron Olsen supported the possible development of that property as a retirement community.

- Chapter 7 – Transportation

Member Comments –

Fred Buckholtz said he does not think a walking/bike trail along 257 is safe due to traffic and accidents.

Chad Findlay wanted to update the LED stop sign on Horsecreek Road, updated that Horsecreek was widened and resurfaced within the last few years. Chad stated that the connection of Big Egypt and Little Egypt was not feasible due to topography. Chad then stated that he thought a road behind Walmart from Bucktail to Rockland would be counterproductive to development. He stated that most developers look at traffic counts in the commercial corridors and if you re-route traffic out of those districts, it may hinder development. Chad then corrected the PennDOT work schedule for the replacement of the culvert over Halls Run and informed all that the bridge deck over lower two-mile run is in satisfactory condition.

Fred Buckholtz stated that Penelec said it would cost thousands of dollars to move the electric pole at the intersection of 157 and Horsecreek Road.

Public Comments –

Heidi Murdock voiced her concern for 1 way in and out of hospital. The recommendation was to add to Comp Plan to have another access added.

Fred Buckholtz agreed and said we need that.

- Chapter 8 – National and Historic Preservation

Members Comments- None

Public Comments-

Heidi Murdock voiced her concern about floodplains and industrial and industrials zones.

Koah Pentz clarified that the Township was not expanding the industrial zone at this time.

Harold Best explained that DEP would need to approve any development in floodplains.

Jerry Brosius recognized the Sibley Estate as a historical site to showcase.

Judy Etzel noted that a lot of the other historical sites were on private property.

Marilyn Brandon stated Fred Ritz completed on iron furnace map.

- Chapter 9 – Land Use

Member Comments –

Koah Pentz stated that he would like to see the Township implement their own SALDO subdivision and land use ordinance. Harold Best and Jerry Brosius supported this idea.

Public Comments –

Marilyn Brandon said people who live in the area should have more input on development in those areas.

Koah Pentz offered to remove the proposed zoning map.

The Supervisors directed Koah to remove the zoning map from the Comp Plan.

Andy Sentgeorge voiced his dissatisfaction with the land use portion of the Comp Plan.

Beth Reed stated that the map being removed really doesn't change anything.  
Stephanie Felmlee stated the map was just a proposed at most desirable uses of the land.  
Dean Felmlee stated there are a lot of steps that would have to take place for a commercial use.

Jerry Brosius added that the Township's Industrial Zone is in rough shape and needs improved.

Chad Findlay explained that the road is private and the parcels are privately owned.

Barrie Brancato suggested a re-invention of the Mall area.

Aaron Bollinger suggested removing land use section from Comp Plan entirely.

Ron Olsen explained that the MPC requires the Comp Plan to address land use.

Bonnie Summers and Aaron Bollinger then debated what blight is.

Jerry Brosius and Ron Olsen then discussed mixed- use areas.

- Chapter 10 Implementation

Member Comments –

Harold Best asked to have ORA removed from this section.

Public Comments - None

- Other

Judy Etzel and Barrie Brancato encouraged the Supervisors to continue to support the Oil City Library.

Marlene Reisinger questions who is building the new construction in front of Home Depot and if anyone was interested in the Staples building.

The meeting was adjourned at 11:55AM.

Respectfully Submitted,

Chad Findlay  
Township Manager

