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CRANBERRY TOWNSHIP
VENANGO COUNTY, PENNSYLVANIA
BOARD OF SUPERVISORS

RE: COMPREHENSIVE PLAN

PUBLIC HEARING

The Public Hearing concerning the above-named matter was held on Thursday, August 10, 2017 at the Municipal Building, 3726 State Route 257, Seneca, Pennsylvania scheduled to commence at 9:30 a.m. and concluding at 10:47 a.m.

A P P E A R A N C E S:

Solicitor: BRUCE GETSINGER, ESQ.

Supervisors: FRED BUCKHOLTZ, Chairman
HAROLD BEST
JERRY BROSIUS

ORIGINAL

Also present: Koah Pentz, Zoning Officer
Ron Olsen,
Planning Consultant
Chad Findlay, Twp. Manager

Court Reporter: NORTHWEST PENNA
COURT REPORTERS, Inc.
Barbara J. Busch
2199 Lake Road
Sharpsville, PA 16150
NWPACR@hotmail.com

1 (Public hearing
2 (commenced at 9:36 a.m.

3 - - -

4 MR. CHAIRMAN: Okay. At this time
5 I'd like to turn it over to Ron Olsen.

6 MR. OLSEN: Yes. Thank you. My
7 name is a Ron Olsen. I'm a Planning
8 Consultant from Butler that has worked with
9 the community over the past several years in
10 preparing a comprehensive plan for Cranberry
11 Township.

12 A comprehensive plan, preparation, or
13 update is required by the Pennsylvania
14 Municipalities Planning Code, which is an
15 act of 1968 Pennsylvania law 805 number 247
16 as reenacted and amended. So that means
17 that our state legislature has prepared
18 regulations that control local
19 municipalities. Every municipality in
20 Pennsylvania is required by the state of
21 Pennsylvania to have a comprehensive plan,
22 and to generally either amend it or readopt
23 it once every ten years. Some
24 municipalities don't do that. There are
25 municipalities that have not created a

1 comprehensive plan. There are no real
2 penalties for not having a comprehensive
3 plan other than the comprehensive plan is
4 relied on by grants writers. If we or
5 others are applying for a grant to the state
6 or the federal government, a lot of the
7 content of that grant application should
8 indicate that what is being proposed to be
9 funded is in general conformity with the
10 adopted municipality -- municipality's
11 comprehensive plan.

12 We have worked with the township here
13 over the last several years with the Board
14 of Supervisors, who's here, while also the
15 Supervisors created a Comprehensive Plan
16 Steering Committee that met monthly for over
17 a year, year and a half. And, tell you
18 what, Koah, can you read the names --

19 MR. PENTZ: Sure.

20 MR. OLSEN: -- so I don't
21 mispronounce?

22 MR. PENTZ: Members of the
23 Comprehensive Plan Steering Committee
24 include Chad Bowler, Carol Gustafson, Bonnie
25 Summers, Terry Ray, Matt McSparren, Barrie

1 Brancato, and myself, Koah Pentz as the
2 Zoning Officer for the township.

3 MR. OLSEN: Most of the meetings
4 were, were -- of that steering committee
5 were assisted by Chris Francis of our firm.
6 And I attended some of the meetings. In
7 addition, that committee met openly on
8 pretty much a monthly basis. And the room
9 was at least as full as it is today, or
10 probably sometimes totally full. And there
11 was public comment taken at all those
12 meetings, and suggestions. In addition to
13 that -- actually the enacting legislation
14 here that requires a comprehensive plan
15 required that we do, do a survey. And the
16 survey that was done was a survey that was
17 mailed to residents, also posted on the
18 township website. And we had very, very
19 good participation from the general public
20 and residents of the township. We had, I
21 think about thirteen hundred or so responses
22 where people either filled out paper
23 questionnaire forms, or they responded on
24 the internet of what they thought was good
25 for the township.

1 Following that, there was a draft of the
2 comprehensive plan prepared and it was
3 submitted to your planning commission. And
4 I believe the same members are on the
5 commission today that were before. Bill
6 Sedgeworth --

7 MR. SEIGWORTH: Seigworth.

8 MR. OLSEN: -- Seigworth, Ken
9 Etzel, Tim Hurley, Jim Slye, and Robert
10 Betzold.

11 MR. SEIGWORTH: Correct.

12 MR. OLSEN: The planning commission
13 met a couple times regarding the
14 comprehensive plan, public meetings and
15 received comments from people who attended,
16 filled this room. And they then finally
17 recommended that the plan that they
18 reviewed, change slightly from what was
19 presented to them based on comments of the
20 residents and others. The Planning
21 Commission then recommended to the Board of
22 Supervisors that they have a public hearing
23 as required by law regarding this plan. The
24 public hearing is where we are today. And
25 it was advertised in the local newspaper,

1 the Derrick, on July 26th and August 2nd and
2 it says: Public Notice. Notice is hereby
3 given that the Cranberry Township Board of
4 Supervisors, Venango County, Pennsylvania
5 will hold a public hearing on August 10th,
6 2017 at 9:30 a.m. The purpose of the
7 hearing is to adopt a new comprehensive
8 plan. The document is available for public
9 view on the township website,
10 www.cranberrytownship.org. The hearing is
11 open to the public and will be held at the
12 Cranberry Township Municipal Building
13 located at 3726 State Route 257, Seneca,
14 Pennsylvania. So that is where we are
15 today, and this public hearing is open to
16 any comments by the Supervisors and the
17 general public.

18 Now, Mr. Chairman, do you want me to go
19 through anything in the comprehensive plan,
20 or are we just going to open it to comments?

21 MR. CHAIRMAN: No. I think we're
22 open to comments now, and we did cover, we
23 went through that several times, so we're
24 just going to move into the public comments
25 on the comprehensive plan.

1 MR. OLSEN: Very good.

2 MR. CHAIRMAN: At this time we'll
3 entertain any public comments on the comp
4 plan.

5 State your name, please.

6 BERNIE WILLIAMS:

7 I'm Bernie Williams. 265 Whippoorwill Road,
8 Cranberry. Just like the bird. Depends on what
9 end of the road the sign's on, but on my side
10 it's spelled W-H-I-P-P-O-O-R-W-I-L-L.

11 My wife and I, we moved here when I was
12 getting ready to retire. She's retired. And we
13 -- I worked for the federal government, I was
14 transferred all around different states and I
15 lived in some other locations. And everywhere I
16 lived had some form of zoning. I lived in
17 Colorado, in Denver, before I transferred east.
18 I lived in Englewood, which is a suburb, and
19 their zoning required that everyone must have a
20 stockade fence around their back yard. You had
21 no choice. If a tree knocked it down you were
22 given notice how much time to put the fence back
23 up, you did it, or if it rotted away or whatever.
24 The township did it and then you paid the
25 township. And I'm not looking to do that here,

1 to duplicate that here. I like the rural
2 lifestyle and the freedom that we have, and I
3 definitely respect my neighbors to the south in
4 Rockland and throughout the township who kind of
5 want to keep it that way, but I just wanted to
6 throw this out, but the baby-boomers, which I
7 unfortunately list, will be attracted to a place
8 like Cranberry because of the lifestyle, but also
9 because we are getting up there in age, it's the
10 last big investment is our homes, so if you -- I
11 don't know what brought people here, some people
12 are born into Cranberry and inherited here, some
13 moved here for jobs, hopefully there will be more
14 of that, but whatever the rationale is for people
15 in my age group who look at a town like Cranberry
16 has a lot to go -- a lot of good stuff, it's
17 really progressive, bike trails, all good stuff,
18 but we also have to be careful of investment of
19 our money, because after this it's probably
20 nursing home time, and so with that thought I try
21 to keep my place pretty squared away because I
22 respect my neighbors who also have an investment
23 and hopefully they do the same for me, and I know
24 corporations won't go in when they're trying to
25 get people to relocate, and recruiters that

1 contact, the first thing that they look at, just
2 like I did, I go to the neighborhood and check
3 out the school, I would check out how financially
4 strong, what the taxes were, but I wanted to know
5 that my investment in my house if I lived here
6 for five or ten years I was going to get it back,
7 I was maybe going to make a little bit of money
8 on it. So, I guess I'm telling you all this I
9 feel it's -- I think I see what's going on from
10 the newspapers, I hope your board sticks with
11 your comp plan, I don't think it's going to turn
12 into a police state, I don't think the people
13 here would allow it, but you're doing a good job,
14 and it's tough, but we can't have junk yards like
15 we have at the bottom of the hill and we can't
16 because doctors, lawyers, Indian chiefs,
17 machinists and stuff, who want to move to this
18 area, people say, boy, you know, I don't want to
19 do that because of my money, so I know it sounds
20 like greed, but I don't think we're asking too
21 much. That's all I got.

22 MR. CHAIRMAN: Thank you. Any
23 other comments? Comments from the
24 supervisors?

25 MR. BEST: My main comment is I

1 appreciate all the work put into the plan,
2 all the input from everybody in the
3 community, appreciate it very much.

4 MR. BROSIUS: Yeah. My comment
5 really has to do, again, with the hot spot
6 with the suggesting we change some zoning
7 which currently is residential area around
8 Cranberry and I'd really like to see that
9 remain residential. I think that's what the
10 majority of the folks that live in that area
11 would like to see. And I also believe it
12 best fits the community in general. To make
13 that any kind of industrial in the way it's
14 described as going the whole way over to
15 Van, word of 322, whatever that means, just
16 doesn't fit, plus the fact that we have a
17 current industrial park that really needs
18 some work. So, we have areas for industrial
19 growth. Again, I want to support the people
20 that live in that area that would like to
21 see that remain commercial --

22 UNIDENTIFIED SPEAKER: Residential.

23 MR. BROSIUS: I'm sorry, yeah,
24 residential. Right, yeah, I'm sorry.

25 Keep that residential because, again,

1 that's a good location for residential
2 development being that it's convenient with
3 the hospital, convenient with the schools,
4 convenient with the commercial area that we
5 do have and that's why I'm not in favor of
6 the way it's currently described in the comp
7 plan. Suggestions I made I think are
8 consistent with what I'm saying right now,
9 I'd like to see them incorporated into the
10 plan. We have a draft plan so incorporating
11 them as an addendum, I don't think that
12 that's the right thing to do. I think since
13 it's still draft, and it will be draft until
14 we accept it I think it ought to be inserted
15 into the document either the way that I have
16 written it or in a way that makes sense for
17 Ron and some of the other folks here that
18 have written that section.

19 MR. OLSEN: Wasn't that added?

20 MR. BEST: As an amendment.

21 MR. BROSIUS: As an amendment, yes.
22 I'd like to see it inserted right into the
23 pages just the way the comments were made
24 that I made earlier, were written, they were
25 written for a draft prior to this draft, so

1 it even references page 72 -- and actually
2 73 now, that types of little minor changes
3 that even my comments don't make any sense
4 because we've changed the document a couple
5 times. I really thought we were all in
6 favor of those changes, modifying the plan
7 to make it consistent with residential in
8 that area, but the way it was added I'm not
9 quite sure where you guys are at with it
10 now. It kind of confused me when it came
11 out as an addendum, so....

12 MR. OLSEN: What I would like to
13 point out is, that this is a general guide
14 for bills, any time you would amend the
15 zoning ordinance you have to advertise and
16 have a public hearing and get public
17 comment. And at that point you can make a
18 decision if you want to modify zoning.

19 MR. BROSIUS: Ron, I think what
20 scares some of the folks in that
21 neighborhood is we talk about suggested
22 changes that you would expect to see in the
23 next year, next two years, those types of
24 things. I'm pretty sure there's a reference
25 to that in the comp plan.

1 MR. CHAIRMAN: The comp plan, you
2 can open it up after, what, a year or two,
3 any time, you can open it up, review it,
4 make changes.

5 MR. BROSIUS: If we all agree on it
6 now let's make the changes now.

7 MR. CHAIRMAN: Yeah, but how many
8 times have you already made changes, and
9 send it back, the planning committee
10 recommended it twice, you know, after we
11 made all these changes. We got to quit, you
12 know, stalling on this. We got to get this
13 in force. I think we made enough changes.
14 I think the last time we had a meeting
15 everyone approved it, was satisfied with it.
16 So, I feel that we should move on with it.

17 ANDY SAINT GEORGE:

18 I don't mean to interrupt the Supervisor's
19 comments, but I have some comments I would like
20 to make. Andy Saint George. 2283 Cranberry
21 Rockland Road.

22 I am very pleased to see a recorder at this
23 meeting. I, as you know, would like to see this
24 done for all meetings, because I believe this
25 will accurately reflect the comments that have

1 been made, the expressions of the supervisors, so
2 on, and my own comments. So I would strongly
3 recommend we consider that especially for the
4 supervisors meetings if that's possible.

5 The comp plan, if changes cannot or will not
6 be made then I see no choice, because we've
7 expressed these comments, a number of people have
8 expressed comments, specifically about the land
9 use section, and the room has been full at times
10 with people expressing their comments about the
11 land use section. And if they're going to be
12 ignored and set aside, because we've had so many
13 comments and we've had changes made, and we're
14 going to press on with the thought that we can
15 amend this comp plan later when there's this much
16 opposition to the land use section, I'm talking
17 the land use section right now, then I don't know
18 but what there's no choice but to take it up as a
19 referendum issue whether the comp plan is
20 suitable for the residents of Cranberry Township.
21 Now that sounds like an extreme statement to
22 make, but it looks like we may have no choice,
23 those of us that are directly affected by the
24 kinds of changes that are proposed sometime in
25 the future.

1 MR. CHAIRMAN: What are the changes
2 you're talking about?

3 ANDY SAINT GEORGE:

4 Land use, industrial, commercial, 322 down
5 to Horsecreek, those kinds of changes I have
6 addressed in writing to you on several occasions,
7 Mr. Brosius has addressed those issues. If that
8 particular issue can't be modified in the
9 language of the comp plan as it stands right now
10 in draft form then we feel like we've wasted a
11 year, year and a half of attending planning
12 committee meetings, expressing our concerns here,
13 and as you know, the room's been very full
14 several times and a lot of people have expressed
15 their concerns, so that land use section has got
16 to be able to be read intelligently. Right now,
17 it refers to things and it's lopped things off,
18 and it doesn't make sense because it does not
19 have any language in there that provides for a
20 continuity reading through that section. That's
21 why the section needs to be rewritten. I have
22 submitted at least on one occasion a complete
23 rewrite of that section, suggested rewrite, and
24 Mr. Brosius has done his work with the addendum,
25 but if it's not incorporated into the plan and

1 the plan still sits there and provides the
2 opportunity for -- because of the recommendations
3 for future use for that to become commercial, for
4 down the Cranberry Rockland Road to become
5 industrial.

6 So those are the kind of things that we
7 still strongly object to, feel are inappropriate
8 in the land use section, and would respectfully
9 request that something be done to rewrite that
10 section. Thank you.

11 MR. CHAIRMAN: Do you have a
12 comment on that, Koah?

13 MR. PENTZ: My only comment is, all
14 of the suggestions contained within the
15 document were derived from the survey. They
16 were written based upon the facts and the
17 data that were received as a result of
18 conducting that survey. To change it to
19 suit an opinion rather than the facts I
20 think is a substantial change. That's my
21 thought.

22 MR. OLSEN: Can I point out one
23 more thing? This, these are general
24 recommendations from the steering committee
25 and the planning commission. This will not

1 change zoning in the area that you talked
2 about. If there's a proposal to change the
3 zoning in the future to what you talked
4 about, people might say that based on the
5 facts and the opinions and the surveys this
6 was recommended but at that time of making
7 any change in the zoning ordinance there
8 will have to be public comment and you can
9 submit petitions against it if you want.
10 And the board would have to make a motion
11 and pass a motion to amend the zoning
12 ordinance, so what is adopted in this
13 comprehensive plan will not change the
14 zoning that you don't favor.

15 ANDY SAINT GEORGE:

16 It provides the basis for that zoning to be
17 changed in the future. Which is why we feel the
18 wording should be reflective of those that live
19 in that area and are most directly affected by
20 it. Mr. Buckholtz is fond of saying we're trying
21 to do what's best for the people of Cranberry
22 Township. How can that be best for the people of
23 Cranberry Township if it's detrimental to those
24 of us that live in that corridor and have
25 consistently expressed our concern that that is

1 not good for us. People that live on Bredinsburg
2 Road or live down Sage Run probably don't have a
3 dog in the fight to be concerned about so,
4 therefore, it's best for them. I don't accept
5 that statement. It cannot be best for the people
6 of Cranberry Township if it's detrimental to us
7 who have been expressing our concerns.

8 As far as the survey goes, I never
9 received the survey. The numbers to the
10 survey were impressive because of
11 participation. But there have been
12 numerous, repeated inputs to the steering
13 committee, the planning committee, and to
14 this board of supervisors regarding the comp
15 plan. I think they may have a greater
16 validity in this area than the numbers that
17 Koah is quoting as far as the survey going
18 out, because this is specific, this is
19 pinned down to specific areas. The survey
20 was not. It was a general statement. So I
21 think these remarks and concerns have
22 greater validity than what Koah is referring
23 to.

24 MR. CHAIRMAN: That's your opinion.

25 ANDY SAINT GEORGE:

1 And my opinion is expressed by a lot of
2 other people, not many of them are here today,
3 some of them are very elderly, Marilyn Brandon
4 for example. She would be adversely effected.
5 And there would be a lot of people who feel like
6 I do that live in that area. My opinion is one,
7 because I'm willing to stand up here and speak,
8 my opinion is one that reflects a great many
9 other people.

10 MR. CHAIRMAN: Matt, you're on the
11 steering committee, you want to comment
12 anything on this?

13 MATT McSPARREN:

14 Well, believe me, and I respect your
15 opinion, I see where you're coming from, but I
16 don't see how you could guarantee in that plan
17 that it would never -- never be zoned for
18 commercial or industrial. And from just hearing
19 you speak there, and maybe I misinterpreted
20 wrong, but it seems like you want something
21 written into that plan that guarantees that it's
22 never going to happen?

23 ANDY SAINT GEORGE:

24 We want something taken out of the plan that
25 doesn't start us down that slippery slope.

1 MR. McSPARREN:

2 I thought we had an agreement on that. I
3 thought that was a done deal. I thought that was
4 fixed?

5 ANDY SAINT GEORGE:

6 That's what Mr. Brosius brought up, he
7 thought they all agreed that the commercial
8 designation would come out of the, the statements
9 that start us down that slippery slope that lead
10 us to the potential of that having that happen.
11 So that's what we're saying, we don't even want
12 that slippery slope begun. Okay. We want to
13 make sure that the people that live there and
14 that have these opinion are respected. It's
15 their property.

16 MR. BROSIUS: I think what we're
17 asking though, Matt, is that or suggesting
18 be incorporated into the comp plan, not just
19 added as an addendum as an afterthought, I
20 mean, that's going to be -- that's not going
21 to have the strength.

22 MR. McSPARREN:

23 I understand that. And I think there has to
24 be a fine line walked here about what is actually
25 put into the writing in that plan and one thing I

1 can think of right away -- I'm pretty sure I know
2 abut where you live, Andy, but not a hundred
3 percent, but there is some vacant farmland there,
4 isn't there, pretty close?

5 ANDY SAINT GEORGE:

6 Behind me?

7 MR. McSPARREN:

8 Yeah.

9 ANDY SAINT GEORGE:

10 There's a vacant lot beside me that's owned
11 by Scott Snow.

12 MR. McSPARREN:

13 I assume he could put any kind of business
14 in there he wanted.

15 The old Shaffer farm across from you?

16 ANDY SAINT GEORGE:

17 I think there's 98 acres if I remember
18 right.

19 MR. McSPARREN:

20 In protecting your rights I think it would
21 be very hard to protect those two women that own
22 that, that own that ground, you know what I mean?
23 What if they want to do something there at some
24 point?

25 ANDY SAINT GEORGE:

1 Carol Sheets is at my house right now as
2 part of the string quartet and they're
3 rehearsing, and Nancy is a good friend of ours,
4 so I don't presume to speak for them, and I
5 certainly appreciate the fact that they would
6 like to develop that at some point, I've got no
7 problem with that, but the way it stands right
8 now I would just as soon have the language
9 removed because I think that's going to
10 potentially open the flood-gates and I just don't
11 feel that that's appropriate in the comp plan.

12 MR. McSPARREN:

13 I understand what you're saying, believe me,
14 I do. It's just like that fine line somewhere
15 has to be there protecting your rights and also
16 protecting theirs.

17 MR. CHAIRMAN: Yes?

18 MS. GUTHRIE:

19 Guthrie. 721603 US 322. I personally took
20 a survey and asked people in the community where
21 I live, in the area concerned, door-to-door; a
22 neighbor of mine went part way the other way from
23 322 to Horsecreek Road. I would say the majority
24 of the people in that zone did not want to see it
25 changed. They live there now. It's their home.

1 I think that reflects on the plan that you're
2 talking about as well. There are probably as
3 many acres there as there is on that tract.
4 Effecting a lot more people. And to -- and let
5 me speak for just a minute. We've come
6 religiously to these meetings for a year and a
7 half, Marilyn is not here, she's ill today. Sue
8 is ill as well. I'm recovering myself at this
9 point. I'm here. I'll speak for them. They
10 trust me.

11 Your survey, 38 percent. Well, that's 70
12 percent of 38 percent who wanted to see some sort
13 of change. That may be a big number to you, 70
14 percent of 38 percent. But it is not a big
15 number to me when it affects my life directly.
16 It doesn't affect any of you directly. Okay.
17 You can sit there, and the planning commission, I
18 know how they feel now, I don't have to wait a
19 year to find out how they feel. I know. They
20 told me. Face to face. That area needs to be
21 cleaned up. Needs to be changed. Needs to be
22 wiped out. Needs to be cleaned up. Poor choice
23 of words. It's our lives that are affected. Not
24 them. They have no skin in the game. It doesn't
25 affect them. It doesn't affect you. You can

1 vote. That's fine. You've been elected to serve
2 the public. I agree. But we have tried our best
3 to impress upon you that we don't think the
4 entire village needs to be wiped out to turn it
5 into commercial property. Look what's gone out.
6 Everything is leaving. What do you expect to
7 replace it with by wiping us out? Fill up what's
8 open. You have open space available to you, all
9 over that community, and in Seneca. I see For
10 Sale signs. In Seneca. It's not filled. Big
11 stores are moving out. What are you going to put
12 there? Nothing. It's going to be a ghost town.
13 It's going to be another pit hole. Is that what
14 we all want? Drive the rest of the people out so
15 we can put nothing there? You're the ones that
16 are making the decisions. I have no control. I
17 try to keep my property up. I've invested money
18 in my property. I have a second home that I
19 won't even sell now that I've put money into, but
20 I won't sell it because I don't know what
21 somebody will do with it. So I pay the taxes on
22 it and I mow the grass every week, put new
23 windows, new roofs, new whatever it takes to take
24 care of it and nobody lives there. It's a ghost
25 house. Thank you.

1 MR. CHAIRMAN: Thank you. We're
2 going to limit this to like five minutes,
3 because we're running long. Okay. Yes.

4 SCOTT COWELS:

5 Scott Cowels, 128 Heckathorn Church Road.
6 I'd just like to back Mr. Saint George's comments
7 on the survey. I've been out campaigning and
8 talking to people. I can say out of everybody
9 I've talked to, there's been hardly anybody who's
10 said they received the survey. And on top of
11 that, I talked to numerous people about online
12 and tried to fill out the survey and it wouldn't
13 work. So I just don't think it's really covering
14 most of the people in this township. I speak to
15 20, 30 people in the last week that I've talked
16 to said they didn't receive it or they got on
17 line and weren't able to do it. That's really
18 all I wanted to bring up is, I keep hearing about
19 the survey, but all people couldn't do it, never
20 received it, I never received it.

21 AARON BOLLINGER:

22 Aaron Bollinger, Hendershot Road. Couple
23 of, kind of interesting things in the picture
24 here, but I heard the term "slippery slope",
25 used. I would add to that, slippery and pretty

1 steep. The people see a comprehensive plan, now
2 a zoning change, now a property maintenance code,
3 now a SALDO, there's a new one. Where'd that
4 come from? How is all this stuff coming at us
5 this quickly? Slippery slope? There's the under
6 statement of the decade. Do you see what I'm
7 getting at? You're scaring the people out there
8 to death. You really are. And when we looked at
9 that comprehensive plan, and comments came in and
10 people said what if we decided we wanted to maybe
11 merge with Rockland and just move out, maybe you
12 ought to put something about that in your
13 comprehensive plan. How you going to handle the
14 loss of tax revenues? That's still not in the
15 comprehensive plan. I think the comprehensive
16 plan is about half-cooked. I'll repeat that. I
17 think it's about half-cooked. It needs more
18 work. I agree with you, Jerry. Things that you
19 say, things that Andy said, hey, look at the
20 survey I put in, mine said we ought to eliminate
21 zoning entirely. I didn't see that show up in
22 the comp plan comments section. And a lot of
23 people out there feel like I do. That is my
24 opinion. I agree one hundred percent. And by
25 the look of the signatures on Heidi's petition, a

1 lot of people think that way. You better slow
2 this thing down. I would be happy that, you
3 know, stay in Cranberry, it's where I moved to,
4 but a lot of people are looking to saying we
5 don't have a choice. We need another option.
6 Thank you.

7 MR. BROSIUS: Sonny, I think I'm
8 just looking for some minor adjustments.
9 Not looking for a major reevaluation of the
10 land use section. I think Andy probably
11 would agree with that too. For instance,
12 I'm looking at a paragraph -- or sentence
13 here that says: New industrial south of
14 Wal-Mart, Home Depot, etc. and runs from
15 Bucktail Road across Cranberry-Rockland Road
16 to 322. That's new industrial. That's,
17 again, those are areas --

18 MR. CHAIRMAN: That's a
19 recommendation.

20 MR. BROSIUS: Right, and that's
21 where the folks in that neighborhood object
22 to it. And one of the things I've heard is,
23 little things, is like adult stores and that
24 kind of stuff could only exist in industrial
25 areas in Cranberry Township. I think that's

1 -- is that right? That's the only place you
2 can put an adult store?

3 MR. PENTZ: In the proposed, in the
4 zoning ordinance that was worked on for
5 several years prior to Jeff Pierce (ph)
6 passing, that's what was proposed.

7 I would add, that the plan itself does
8 not suggest any zoning changes. All it does
9 is identify areas where, if growth was to
10 occur, that it would most likely happen, and
11 that was based upon infrastructure, based
12 upon roads, based upon access. It doesn't
13 recommend that it's going to be changed, it
14 doesn't say it's going to be changed. All
15 it does is identify, if it would change,
16 that's probably where it would happen. And
17 that's why it was focused on those
18 corridors, as in any community, any type of
19 commercial or industrial development is
20 dependent upon on infrastructure for water,
21 sewer, and access to roads that are capable
22 of transporting their goods. That's all
23 that the plan recommended. It made no
24 reference to a zoning change. In fact, it
25 even clearly describes the difference

1 between land use planning and zoning, and
2 this particular document deals strictly with
3 land use planning. It does not deal with
4 zoning. Doesn't recommend zoning changes.
5 It just talks about if there was a change
6 that would come about -- and it's not
7 referencing one year or two years, in fact,
8 in the land use section it even extends out
9 to potentially 20 years down the road. It's
10 not next year, it's not this year, it's a
11 minimum of ten and they're projecting up to
12 20 for even some of the different ideas that
13 were talked about. That's what they are,
14 are ideas. It's not changes. It's just a
15 business plan that shows potential.

16 MR. BROSIUS: It's steering us in a
17 certain direction. I think that's the
18 concern. Folks out there are concerned that
19 in ten years they're going to be looking at
20 a lot of pressure to convert that area,
21 which like I said, could easily stay --
22 right now it's currently residential. That
23 whole section.

24 MR. PENTZ: A lot of that would
25 depend upon, even if it was changed, would

1 depend on what a land owner would choose to
2 do with their property. If they're not
3 willing to sell their land, they don't have
4 to sell their land. I mean, the mall's been
5 a big topic of discussion. If the people
6 who owned the mall don't want to sell it you
7 can't force them to sell it. If people want
8 to sell their land you have the option to
9 buy it. If you don't want something to
10 happen next to you, buy the property next to
11 it. If you don't want to sell your
12 property, don't sell it. I mean, that's the
13 privilege of property ownership in this
14 country. No one can force you to sell it.

15 MR. FINDLAY: I was asked at the
16 last supervisor meeting during the public
17 comment period, or the advertised comment
18 period, if there were comments given, and
19 I've heard a lot of people today use the
20 term "I've talked to a lot of people", of
21 these "a lot of people" how many or have you
22 received comments from "a lot of people"
23 regarding this comprehensive plan in the 45
24 day waiting period?

25 MR. PENTZ: As Mr. Saint George had

1 requested, we had set up a link on our
2 website where we could take feedback from
3 the public, that you can submit your name,
4 address, and whatever comments you had to do
5 with the comp plan. We've taken public
6 comments at meetings. As far as an official
7 comments through the website that we've
8 offered to anybody to do that, I received
9 one, and it was actually dated August 8th,
10 from Heidi Murdock and that was the only
11 comment that I received basically. It did
12 not indicate any changes to the plan, just
13 questioning our ability to convey the
14 responses to the public. That's the only
15 response that I received.

16 MR. CHAIRMAN: Nobody? How about
17 somebody like the school districts?

18 MR. PENTZ: We were required by the
19 PA Municipalities Planning Code to notify
20 the Venango County Planning Commission, the
21 local school district, and each of the
22 contiguous municipalities, which I did 45
23 days prior to this hearing. I received no
24 official comment or even informal comment
25 from any of them. I received -- the only

1 feedback I have from any of those
2 organizations are the card that they signed
3 for the certified receipt.

4 ANDY SAINT GEORGE:

5 I believe we gave the supervisors a petition
6 with a lot of names on it from the people that
7 live in the corridor regarding the land use
8 section, and those names were people that lived
9 in that area that expressed their concern that
10 that wouldn't be changed. Now, if you don't have
11 that any longer, because you don't include it in
12 the minutes, then we'll be glad to get you copies
13 of it, but those list of names, there were two
14 pages of names --

15 MR. CHAIRMAN: No, we got a copy.

16 MR. BROSIUS: I can also, I guess,
17 support some of the other comments out here,
18 and I received a lot of comments, I get out
19 in the community quite a bit and I think a
20 lot of folks expect the supervisors to carry
21 that with them to the meetings. Almost, you
22 know, I don't know that I've ever spoken to
23 anybody that has voiced the opinion that we
24 need to change that area to industrial zone
25 area, or consider it or would like to see

1 that in the future as an industrial zone
2 area, or a commercial zone area.

3 MR. CHAIRMAN: Well, we appreciate
4 your comments from everybody and I'm sure
5 nobody likes changes, I realize that and we
6 understand. Again, a lot of these things
7 are not -- nothing's going to change, all
8 these are ideas and suggestions, that's all
9 they are. It's not going to change
10 anything. I'm sure if something does come
11 up again we will have meetings and
12 discussions about that because of any
13 changes with the zoning, with the same.
14 They will be made public and we'll talk
15 about --

16 ANDY SAINT GEORGE:

17 The planning commission people, members, I
18 have heard them make statements off the cuff, not
19 part of the official meeting, of what the
20 future's holding and what they plan on doing and
21 what the zoning will end up being which is why we
22 have stood our ground and said we would like to
23 see the wording deleted from the comp plan as a
24 basis for them to make those statements.

25 UNIDENTIFIED SPEAKER: And I think

1 the rules of protocol, you put your hand up
2 to talk, this man acknowledges it, and you
3 get to talk. You, you don't have any kind
4 of special power where you can just start
5 talking. I've had my hand up for quite a
6 while. But I understand that they've got to
7 move on, but if that is the protocol that we
8 just start shouting out from the audience
9 then --

10 MR. CHAIRMAN: Okay. Go ahead.
11 You've got the floor.

12 UNIDENTIFIED SPEAKER: Bottom line,
13 I don't think you can pass a law that goes
14 into the future 2000 years to anybody's
15 piece of land because, although I respect
16 little Cranberry, and I love that little
17 section, never want to see it change, how
18 can you say the future generations of people
19 who inhabit there are never going to change
20 their life? You just can't. And if you can
21 do this, then I propose Whippoorwill, then
22 you put in there that we can never be turned
23 over to Rockland. Ever. Because I got the
24 survey. I don't know anyone who didn't get
25 the survey. I guarantee it would be, with

1 the exception of maybe one person of the
2 Whippoorwill, nobody wants to go to
3 Rockland, so if you can pick each block by
4 block and say, okay, we'll give you what you
5 want, we'll give you what you want, this is
6 what we want. We want it permanently for
7 the next ten thousand years be in Cranberry.

8 UNIDENTIFIED FEMALE SPEAKER:
9 Please follow your protocol. Raise your
10 hand if you want to speak.

11 MR. CHAIRMAN: Okay. Any other
12 comments?

13 MR. BROSIUS: One question, I guess
14 for Ron. Is this considered a draft? Can
15 it be revised?

16 MR. OLSEN: If you revise it and
17 make any substantial changes then those
18 changes would have to be sent out to all the
19 municipalities, school districts again,
20 you'd have to have another public hearing,
21 etc. But you're the bosses, you can do
22 whatever you want --

23 MR. BROSIUS: Would you consider
24 this a substantial change, I mean, because
25 we've had an addendum here that basically

1 addressed this? All I'm asking for is for
2 that -- for those addendums to be
3 incorporated into the plan as the way that
4 the plan should be written rather than as an
5 addendum. Is that substantial?

6 MR. OLSEN: I guess we need legal
7 opinion. You know, substantial change, what
8 is a substantial change. There would be, if
9 we have to send out to everyone again and
10 hold another public hearing, that's an
11 expense. I really think that everyone is
12 taking this -- they're not realizing this is
13 a committee, a planning commission's wish
14 list, what they think would be for the
15 benefit of the township as a whole. It
16 doesn't specifically go into a block and say
17 this should be commercial or mixed use.
18 It's a general guide.

19 I really think it's a good general guide
20 to where the township should be heading.
21 Our population is going down. We had eight
22 thousand people here, and it's going to go
23 down probably to six thousand by 2020,
24 that's what's projected. These are
25 recommendations to try to keep the township

1 viable. And I think it's a good plan the
2 way it is. As I said before, to actually
3 make any changes that would affect people's
4 zoning, what they can do on their land, that
5 is outside the scope of this plan. There
6 would have to be separate actions by this
7 township's board of supervisors.

8 MR. BROSIUS: Let me ask you this,
9 Ron: Five years from now somebody is
10 requesting that that zoned residential area
11 be converted to commercial, would the
12 objection of the community as voiced at this
13 meeting, at this hearing, be part of what
14 was discussed?

15 MR. OLSEN: That can be, sure, you
16 can consider it. You have transcripts of
17 this. To tell you the truth, it wouldn't
18 surprise me that ten years from now the
19 people in that corridor would be suggesting
20 what's in the plan. Because, now, I'm an
21 outsider, but there comes a time when people
22 want to get the most value out of their
23 property and the suggestions in the plan
24 might make -- the whole idea is to make the
25 property more valuable, but in five years

1 the board could say, we would like to update
2 our comprehensive plan and do something
3 else. It's a moving target, all the time.

4 MR. CHAIRMAN: We can re-open it.

5 MR. OLSEN: Can re-open it.

6 MR. BROSIUS: But we're only
7 talking about now. We never know what's
8 going to happen five years from now.

9 MR. OLSEN: No, we do not.

10 MR. BROSIUS: We've got to act on
11 what's happening and what the issues and
12 concerns the people have --

13 MR. OLSEN: Yes. And these are the
14 recommendations from your steering committee
15 and planning commission after a year and a
16 half, two years of meetings with a lot of
17 public input. I think it's a good plan.
18 It's not changing anything legally. It's
19 just recommendations. I think it's a good
20 plan.

21 MR. CHAIRMAN: Okay. I'm going to
22 close the public hearing now.

23 MR. BEST: Can we get a legal
24 opinion on --

25 MR. GETSINGER: Well, it's

1 arguable. Like a lot of things in the law
2 are. But, if what you're saying is using
3 the language that Jerry drafted here on the
4 last page in place of, what, the language on
5 page?

6 MR. BROSIUS: I think it was
7 intended to be inserted, not to replace.

8 MR. GETSINGER: I think it's fairly
9 substantial. Have you had a chance to look
10 at it?

11 MR. OLSEN: Well, if it's a
12 substantial change then we'd have to go back
13 and, you know, send out copies to everybody
14 again.

15 MR. GETSINGER: The determination
16 of "substantial" is not necessarily a --
17 it's not like looking up a statute.

18 MR. BROSIUS: It was part of the
19 document that was circulated though. It was
20 included in the comp plan that was sent out.

21 MR. GETSINGER: That was
22 circulated.

23 MR. BROSIUS: But it was --

24 MR. GETSINGER: It was in that
25 format, Jerry?

1 MR. BROSIUS: It was in that --

2 MR. FINDLAY: That was how the
3 motion was at the supervisors meeting when
4 it was presented. I have it in the minutes.

5 MR. GETSINGER: So I think to move
6 that to a different part of the plan, to
7 change the way it's located in there, would
8 arguably be a substantial change. Anybody
9 else's thoughts?

10 MR. OLSEN: I think that suggestion
11 one could be added to the plan without --
12 it's a statement of fact, that people live
13 there. I don't think that would be a
14 substantial change. It's not changing the
15 recommendations of the plan.

16 MR. GETSINGER: I stand corrected.

17 MR. BROSIUS: That's what I
18 thought.

19 MR. OLSEN: I'm just saying on
20 suggestion one.

21 MR. BROSIUS: Could be added to the
22 draft as --

23 MR. OLSEN: It could be put in
24 there and I don't think it would effect
25 anything. It's just showing that people

1 came and expressed concern. And it's giving
2 some facts that most of the houses are a
3 hundred years old, etc. So, I think you can
4 add that and I think you could actually
5 adopt the plan adding that to it because I
6 don't think it's a substantial change. You
7 follow me?

8 MR. FINDLAY: I guess I have a
9 question because the original proposal was
10 to add that in and remove the area in that
11 plan that that effected.

12 MR. BROSIUS: I don't think it was
13 though.

14 MR. CHAIRMAN: At this time I'll
15 entertain a motion to approve the comp
16 plan --

17 MR. OLSEN: If you want to, with
18 the added suggestion.

19 MR. BEST: Yes, I'll make that
20 motion with the added suggestion, to add it
21 into the plan.

22 MR. CHAIRMAN: I'll second that.

23 MR. FINDLAY: Roll call vote.
24 Let's make sure I understand what we're
25 doing here. Motion made by --

1 MR. CHAIRMAN: Harold. I seconded
2 it.

3 MR. BROSIUS: That was all the
4 suggestions, right, Chad? That we talked
5 about?

6 MR. FINDLAY: Now, wait a minute.
7 I thought you said it was just suggestion
8 one.

9 MR. OLSEN: That's what I was
10 limiting my comment to. We're talking about
11 adding suggestion one to the plan?

12 MR. BROSIUS: The second one you
13 don't believe is substantial? Suggestion
14 five? Actually it's on page 73 now, because
15 the plan's been changed, so that's --

16 MR. OLSEN: Well, let me read it.
17 Can I read it?

18 MR. BROSIUS: Sure.

19 MR. OLSEN: Modify the first
20 paragraph on page 72, the first sentence
21 shall read: The Route 257 and Route 322
22 corridors which comprises the entirety of
23 the Route 257 and a portion of the Route 322
24 from the intersection of Route 257 to Big
25 Egypt Road should continue to be the primary

1 area of commercial development.

2 MR. BEST: It's already the primary

3 --

4 MR. BROSIUS: So all we added there

5 was, the portion of 322 from the

6 intersection of 257 to Big Egypt Road. To

7 define that, rather than all of 322, it

8 would be --

9 MR. BEST: I think it's well enough

10 defined currently so, my approval or my

11 suggestion to approve comp plan with the

12 initial number one comment.

13 MR. CHAIRMAN: I'll second that.

14 MR. PENTZ: I'm just not clear what

15 I'm supposed to do. I would like to have it

16 presented to me the way you would like it

17 include to the document then I can put it in

18 there. I'm not following you. Cause it

19 talks about modifying it, so I'm not sure

20 what part of the paragraph you want to

21 delete --

22 MR. BEST: Potentially the --

23 MR. OLSEN: Actually I think these

24 are minor changes, they're not substantial

25 changes. And I think you can make a motion

1 approving this and we can help you add those
2 in. I don't think they are effecting the
3 general goals and recommendations here.

4 MR. CHAIRMAN: Well, we have a
5 motion on the floor here. It's been
6 seconded with the recommendations.

7 MR. FINDLAY: Okay. The motion on
8 the floor was made by Harold Best to add
9 suggestion number one to the plan and
10 approve the comp plan. Seconded by Sonny,
11 Fred Buckholtz. That's the motion and the
12 second. Roll?

13 MR. BROSIUS: Can I say, just for
14 clarification, the motion would be -- since
15 these changes are deemed not to be
16 substantial changes, etc., what you just
17 said.

18 MR. FINDLAY: So you want, at the
19 end of that, for me to add, since these are
20 not substantial changes.

21 MR. CHAIRMAN: Either at the
22 beginning or the end of the motion.

23 MR. BEST: That's fine.

24 MR. BROSIUS: Chad's still
25 insisting we just take one suggestion. We

1 really want both those suggestions
2 incorporated in there.

3 MR. FINDLAY: The motion was one
4 way. We have a motion and a second, so I
5 have to call for a vote.

6 MR. BROSIUS: I just want that
7 clarified.

8 MR. FINDLAY: I'll read -- okay.
9 Harold Best made a motion to add suggestion
10 number one to plan and approve the comp plan
11 since these are not substantial changes.
12 Motion was made by Harold; seconded by Fred
13 Buckholtz. Roll call vote. Fred Buckholtz?

14 MR. CHAIRMAN: Yes --

15 MR. BROSIUS: Wait, wait, wait.
16 You going to add that later then?

17 MR. BEST: We have to add that
18 later, since we already have it on the
19 floor.

20 MR. BROSIUS: Okay.

21 MR. FINDLAY: Harold Best.

22 MR. BEST: Yes.

23 MR. FINDLAY: Jerry Brosius.

24 MR. BROSIUS: Yes.

25 I'll make a second motion to add the

1 number two, suggestion five, to the comp
2 plan?

3 MR. FINDLAY: Where?

4 MR. BROSIUS: As per the
5 suggestions by Mr. Olsen as to where to put
6 it.

7 MR. OLSEN: Since this is not a
8 substantial --

9 MR. BROSIUS: Since this is not
10 another substantial change to the comp plan.

11 MR. GETSINGER: For clarity, I
12 think that it should be specified whether
13 the suggestion five, it says modify the
14 first paragraph, we know it's page 73, not
15 72, but to read, and what I'm understanding
16 now is, it's more that that's going to be
17 added, it's not going to -- not to delete
18 the first sentence or now either of the
19 sentences, this is under recommendation 34,
20 limited industrial development area of low
21 impact.

22 So I just think the suggestion itself
23 says in the body that it's intended to
24 modify the first paragraph --

25 MR. BROSIUS: The first sentence to

1 read.

2 MR. GETSINGER: Of recommendation
3 33?

4 MR. BROSIUS: Yes.

5 MR. GETSINGER: Okay.

6 MR. BROSIUS: So all we're doing is
7 adding it.

8 MR. GETSINGER: So it wouldn't
9 change the first sentence. Again, it's
10 still my concern is that it says "modify the
11 first paragraph, the first sentence to
12 read", and what you're saying is to leave
13 what's there but to add this; right?

14 MR. BROSIUS: No. No. No. I'm
15 looking at suggestion five.

16 MR. GETSINGER: No, I get it. It
17 says, "modify the first paragraph on page 72
18 the first sentence to read" the 257 --

19 MR. BROSIUS: The 257 corridor
20 should be, and then adding, which
21 comprises -- will continue to be the primary
22 --

23 MR. GETSINGER: Oh. So it's not
24 deleting anything.

25 MR. BROSIUS: No. All that is, is

1 it's adding this suggested language. That's
2 what I'm saying, modify.

3 MR. GETSINGER: As long as
4 everybody understands.

5 MR. FINDLAY: I don't.

6 MR. PENTZ: I don't understand it.

7 MR. FINDLAY: We're adding? We're
8 not modifying, changing --

9 MR. BROSIUS: Adding a section in
10 here. (Indicates.) "corridors which,"
11 right in here (indicates.)

12 Do you understand, Ron?

13 MR. OLSEN: I think so.

14 MR. GETSINGER: It should be read
15 then. Why don't you read -- I thought
16 somebody would read it. Jerry, why don't
17 you read what your proposal is for that
18 sentence?

19 MR. BROSIUS: I'm unsure of what
20 the wording is. The 257 and 322 corridors
21 should continue to be the primary area of
22 commercial development. Now, I wanted to
23 add, in that suggestion, to define the 257
24 and 322 corridors. And that's essentially
25 what the suggestion is. And it would read,

1 the 257 and 322 corridors which comprises of
2 the entire 257 and a portion of 322 from the
3 intersection of 257 to Big Egypt Road. And
4 then continue -- so that's the
5 modification --

6 MR. FINDLAY: So it is a change.

7 MR. BROSIUS: Well, it's a change,
8 yeah, modification, whatever you want to
9 call it -- should continue to be the primary
10 area of commercial development.

11 So the old, the existing sections of 257
12 corridor should continue to be the primary
13 area of commercial development, just
14 modify to add the language --

15 MR. PENTZ: Add the language. It's
16 not actually deleting anything.

17 MR. BROSIUS: Actually that's
18 right.

19 MR. GETSINGER: Very good. I just
20 wanted to make sure I understood.

21 MR. CHAIRMAN: Can we do it now?

22 MR. FINDLAY: I would like somebody
23 to read me the motion. Or make the motion.

24 MR. CHAIRMAN: And this is with --
25 it was your suggestion.

1 MR. BEST: I'll withdraw my motion.
2 Let Jerry make it.

3 MR. BROSIUS: My motion would be to
4 modify the first sentence on page 84, --

5 MR. GETSINGER: Recommendation 33
6 --

7 MR. BROSIUS: I'm sorry, page 73,
8 under recommendation 33, keep commercial
9 development in major corridors to read, as
10 suggested and approved at an earlier
11 township meeting by the supervisors --
12 Ready?

13 MR. FINDLAY: I'm ready.

14 MR. BROSIUS: The 257 and 322
15 corridors, which comprises the entirety of
16 Route 257 and the portion of Route 322 from
17 the intersection of Route 257 to Big Egypt
18 Road, should continue to be the primary area
19 of commercial development.

20 MR. FINDLAY: I have two things on
21 this that I must say before we vote, because
22 there's a motion on the floor from Jerry.
23 At the earlier supervisor meeting, that is
24 not what is voted on, so I just wanted to
25 make it clear, that it was voted on at that

1 meeting to be put in the back as an
2 addendum. Number two, for this to be
3 changed to the primary area of concern,
4 we're not letting the folks that live in
5 that area who may have an issue with that, I
6 think it could become an issue because this
7 was not spelled out before for them to
8 comment on. We've taken consideration for
9 everybody that lives in the other area, but
10 now we've kind of changed the dynamic of
11 this proposal. And I think that's
12 significant. Because I know ten years ago
13 when this area was tried to change to
14 commercial there was a lot of push-back.
15 And for that to be added to this plan I have
16 concern for my office and my phone calls.

17 I'm looking for a second.

18 MR. BROSIUS: It was part of the
19 comp plan -- it was part of the comp plan
20 that was circulated and on our internet site
21 for several weeks. So it's public knowledge
22 that's what the suggestion was.

23 MR. FINDLAY: Just wanted to make
24 that clear.

25 MR. CHAIRMAN: Motion on the floor?

1 MR. FINDLAY: I think he read it.

2 It's quite clear.

3 MR. CHAIRMAN: Motion?

4 MR. BROSIUS: I made the motion,
5 yes.

6 MR. CHAIRMAN: Is there a second?

7 I say no.

8 MR. BEST: No.

9 MR. FINDLAY: Motion died?

10 MR. CHAIRMAN: Yes.

11 We're going to close the public hearing
12 now.

13 MR. OLSEN: Since you advertised
14 it, you could make a motion to adopt the
15 plan as presented.

16 MR. CHAIRMAN: That was the first
17 motion. That's the total plan?

18 MR. OLSEN: Yes.

19 MR. FINDLAY: Yes, motion to
20 approve suggestion one and approve the comp
21 plan since these are not significant
22 changes. That was the first motion. So
23 it's actually, the plan is adopted. So
24 that's done. The comprehensive plan was
25 passed with suggestion one as of right now.

1 You can close the meeting.

2 ED BARRETT:

3 Ed Barrett. On page 45, recommendation 19,
4 strengthen maintenance code, anyway when you get
5 down in it one approach would be to issue
6 stricter standards but include exemptions for
7 active agricultural land in case of tall grass
8 would qualify as actual agriculture ground. A
9 parcel would need to have grazing stock present
10 or need to be cut and baled in some periodic
11 basis. For example, failing to meet these
12 requirements would void the exemption for that
13 property. This could reduce the regulatory
14 burden on local farms, such a revision to the
15 code should be undertaken under advisement of
16 attorney. Township should place increased
17 emphasis on enforcement of revised code.
18 Enforcement should be approached fairly but also
19 strategically to ensure the case law is
20 established in favor of the code, not against it.
21 This may mean enforcing and litigating if
22 necessary smaller infractions trying to tackle
23 the worse offenders. However, any strategic
24 approach would have a uniform enforcement across
25 properties.

1 You know there's fields that lay fallow. I
2 have a field that has native grass and flowers.
3 You know, this is ridiculous. This is ridiculous
4 on agricultural land. To even put this to a
5 farmer and you're going to say, I know this isn't
6 a law, but there's people here that must think
7 it's going to be because they got it in here.
8 It's ridiculous. That whole thing is garbage.
9 It should be burnt.

10 FEMALE AUDIENCE MEMBER:

11 Excuse me, may I ask a question? I'm not
12 really sure what you just did here. Did you --
13 you adopted the comprehensive plan with an
14 addendum? And that was Jerry's addendum? But
15 then you voted no on a motion to insert that
16 language actually in the plan? Is that correct?

17 MR. PENTZ: It was the second
18 addendum.

19 MR. BROSIUS: There was two
20 suggestions about addendums. The first
21 suggestion was included.

22 FEMALE AUDIENCE MEMBER:

23 And the second suggestion was limiting that
24 area?

25 MR. FINDLAY: Judy, I can go over

1 that with you.

2 MALE AUDIENCE MEMBER:

3 Mr. Chairman? One quick thing that pertains
4 to this meeting. It's a point of order, I don't
5 know exactly who, maybe Chad or maybe the
6 solicitor, but the sign-in sheets here say
7 Township Supervisor meeting. This is actually a
8 comprehensive plan meeting, and people's been
9 signing in coming in to the regular meeting so
10 how do you know the distinction of who was at
11 which meeting?

12 MR. CHAIRMAN: Okay.

13 MR. FINDLAY: We kind of ran
14 together. We didn't expect it to last that
15 long.

16 Sonny, you should close the hearing.

17 MR. BEST: Motion to close the
18 hearing.

19 MR. BROSIUS: I'll second.

20 THE BOARD: Yes.

21

22 (Hearing concluded at 10:47 a.m.)

23

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C E R T I F I C A T I O N

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4 I, Barbara J. Busch, do hereby certify that
5 the foregoing typewritten pages contain a full,
6 true and correct transcription of my shorthand
7 notes taken upon the occasion set forth in the
8 caption hereof, as reduced to typewriting by me
9 or under my direction.

10
11 Witness my hand this 30th day of August,
12 2017, A.D.

13
14
15
16 Barbara J. Busch
17 Barbara J. Busch
18 Court Reporter
19 Notary Public
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