

PUBLIC HEARING - Zoning Map Amendment
September 9, 2019

Members Present: Douglas Baker, Mayor
Donna Fletcher, Deputy Mayor
James Johnson
Fred Mays
Ryan Rudegeair

Members Excused: Michael Dulaney
Samuel Lyons

In Attendance: Tracy Jamieson, City Manager
Brian Spaid, Esq., City Solicitor
James Wetzel, Deputy City Manager
Kevin Anundson, Chief of Police
Charles Gibbons, Code Enforcement/Zoning Officer
Sheila Boughner, Community Development Coordinator
Darla Hawke, Recording Secretary
Lucas Ruot, Stream TV
Ashley & James Smith, 1346 Elk Street
Joseph D Jasiota, 740 Liberty Street
Ashley Shiwarsky, NLC Service Partners
Patrick Owoc, Venango County Representative
Robert Spaynel & Molly Stahlman, 1409 Elk Street
Brian & Lisa Sanford, 849 Elk Street
Jen George, NLC Service Line
Sarah Gallagher, NLC Service Line
Kara O'Neil, Venango Newspapers, Inc.
Chris Rossetti, Explore Venango

Mayor Baker called the hearing to order at 7 PM.

Mr. Gibbons offered the following into evidence:

- Application request from Venango County to change the designation of In-Lot Nos. 379, 382, and 383, located at the southwest corner of the intersection of 8th Street & Elk Street, being 737 Elk Street, from an R-2 Residential District to a Commercial District.
- Proof of Publication showing legal ads posted in the News-Herald on August 23 & August 30, 2019
- Property was posted on August 30, 2019
- Letter sent to the Venango County Planning Commission, dated August 6, 2019
- Public Notice to area residents mailed August 6, 2019

Bill No. 6, "Zoning Map Amendment (8th & Elk) amends *"the designation of In-Lot Nos. 379, 382, and 383, located at the southwest corner of the intersection of 8th Street & Elk Street from an R-2 Residential District to a TRC Transitional Residential Commercial District."*

Mr. Spaid advised that Venango County is planning to create a large meeting space for groups, a training area for employees and three apartments for transient housing. He explained that although the County had asked for the property to be re-zoned as Commercial, the Franklin Planning & Zoning Commission felt that classification would be too invasive for the area and decided a Transitional Residential Commercial District (TRC) would be more appropriate. Mr. Spaid then read a list of TRC-zoned permitted uses, special exceptions (which must come before the Zoning Hearing Board) and conditional uses (which must come before Council).

Mr. Owoc, representing the County of Venango, explained families in the transitional housing apartments would have a housing case manager and would probably remain in the housing for 80-90 days. He added that the Salvation Army's soup kitchen, clothing center and food pantry, which is currently functioning in the church, would continue with no charge for the use of the space. Mr. Owoc was asked why the County had decided against purchasing the property at 1013 Chestnut Street that was recently re-zoned at their request. He advised that the County was concerned with the environmental issues that were discussed at this location and any future problems they may face.

Mr. Jasiota, resident of 740 Liberty Street, whose rear property adjoins the rear of the parking lot at 737 Elk Street, was concerned with a lack of privacy and any lighting that might be installed that might shine onto his property. His suggestion was for the County to consider utilizing Polk Center, should it close. However, if the change does go through, he indicated he would request a 10-foot high privacy fence be constructed between the parking lot and the rear of his property.

Mr. Gibbons noted the County would need to appear before the Zoning Hearing Board should they acquire the property, at which time they would be required to construct a barrier between the two properties at a maximum height of 6-feet. (A variance would be necessary to construct a 10-foot fence.) Also, the City's Lighting Ordinance requires all lighting to shine down and prohibits it to shine onto other properties.

There being no further comments from the Council or the public, the hearing was adjourned at 7:26 PM.

Respectfully submitted:

Darla Hawke, Recording Secretary