

# MINUTES

## WASHINGTON COUNTY PLANNING COMMISSION

**December 7, 2022**

**Members Present:**

Mr. Ken J. Kulak, II, AIA, Chair  
Mr. Lee Nickovich, Vice Chair  
Mr. Emanuel Paris, IV  
Mr. William W. Minor  
Dr. Leslie P. Midla  
Mr. Joseph Manning

**Staff:**

Ms. Lisa L. Cessna, Planning Director

The December 7, 2022, meeting of the Washington County Planning Commission Board Members was held at Washington County Planning Commission Conference Room, 100 West Beau Street, Suite 707, Washington, Pennsylvania 15301.

Ms. Cessna opened the meeting at 4:30 p.m.

### MINUTES

Ms. Cessna called for minute approval. A motion was made by Mr. Manning to accept the minutes as presented. Mr. Minor, second the motion and the motion passed with all in favor.

## **PUBLIC COMMENT**

There was no public comment.

## **OLD BUSINESS**

1. Comprehensive Plan - Plan Summary & Investment Areas
  - a. Board members reviewed the table of contents and Areas of Investment descriptions and map. Mr. Minor suggests that one recommendation to include in the Plan is to encourage municipalities and developers to construct sidewalks in new residential neighborhoods. The Plan should have strong emphasis on bike and pedestrian friendly development and retro fitting. County role would be to make recommendations in the Plan and provide educational opportunities to municipal officials on the benefits of pedestrian facilities, greenspace, lighting and maintenance of existing vegetation. In addition, Greenways Plan should emphasize importance of finding connections to existing parks from residential and commercial developments.
  - b. Dr. Midla provided some written recommendations on the Table of Contents prior to the meeting.
  - c. Dr. Midla led a discussion about health care delivery in rural areas noting that ambulance service and satellite health care needs

expanded into these areas. County role discussed as these issues are primarily market driven although the concerns are legitimate.

- d. Board members would like to see updates to the Plan every three years at a minimum whereby any goals already accomplished would be removed and remaining goals re-prioritized through a public process.
- e. The issue of blight was discussed as it pertains to the Land Bank. Some municipalities do not participate because the parameters do not fit their needs. A recommendation is for the Land Bank to have some flexibility to accommodate the needs of different municipalities.
- f. Mr. Manning led a discussion about the City of Washington revitalization noting that several factors are in play including numerous tax-exempt entities such as churches, county government, W & J College and 3 subsidized housing developments. Emphasis needs to be placed on payment in lieu of taxes agreements with these various entities to offset services provided and expenses of the City to assist with growth and maintenance. A 5-year plan is suggested to this end.
- g. Numerous other topic areas of the Plan were discussed. Ms. Cessna will forward all stakeholder notes and downtown case studies to Board members to address some of these questions.

## **NEW BUSINESS**

- 1.** Agenda Items and Special Projects were reviewed.
- 2.** Questions on Fair projects and Deemer Farm.

## **SUBDIVISIONS**

Ms. Cessna presented the subdivisions for October and November 2022 for review. Mr. Nickovich made a motion to accept the subdivisions as presented. Mr. Kulak second the motion and the motion passed with all in favor.

## **ADJOURNMENT**

Ms. Cessna adjourned the meeting at 6:15 p.m., thanking everyone for their participation.