

Venango County Regional Planning Commission

*Bringing our county's future
into the present.*

Phone: (814) 432-9689

Fax: (814) 432-9679

www.venangocountypa.gov/Planning

1168 Liberty Street

P.O. Box 831

Franklin, PA 16323

AGENDA

November 17, 2025

4:30 PM

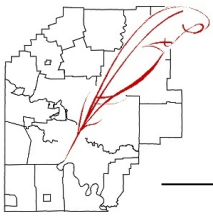
1174 Elk Street

Franklin PA 16323

Room 100 | Courthouse Annex Building

- I. Call to Order – Chair**
- II. Roll Call**
- III. Approval of Minutes**
 - a. 09/16/2025 Regular Meeting Minutes
 - b. 09/29/2025 Special Meeting Minutes
- IV. Public Comment on Agenda Items**
- V. Subdivision and Land Development**
 - a. Feehan Solar, *Oakland Township*
 - b. Borger Solar, *Jackson Township*
- VI. Executive Director and Staff Reports**
- VII. Special Purpose Matters – Executive Director**
 - a. 2026 Meeting Schedule
 - b. Board Vacancies – 2026
 - c. Election of Officers
- VIII. Officer and Committee Reports**
 - a. COG Representatives
- IX. Public Comment (General)**
- X. Adjournment**

Chair	Greg Miller
Vice-Chair I	Tracy Jamieson
Vice-Chair II	Jim Miller
Vice-Chair III	John McClelland
Executive Director	Joshua Sterling



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Board Meeting Minutes September 2025

I. **CALL TO ORDER** – Monthly board meeting called to order by Greg Miller, at 4:30 PM.

II. **ROLL CALL** – Those present at the public meeting of the Venango County Regional Planning Commission on 09/16/2025, held in-person at 1174 Elk Street (Courthouse Annex) in Room 100, Franklin PA :

Members Present:

- | | |
|--|--|
| ☒ Greg Miller (Chair) | ☒ Frank Pankratz (Chair) |
| ☒ Tracy Jamieson (Vice-Chair I) | ☒ John Neidich |
| ☒ Jim Miller (Vice-Chair II) | ☒ Ben Porter |
| ☒ John McClelland (Vice-Chair III) | ☒ Glenn Speer |
| ☒ Larry Baughman | ☐ Megan Weber |
| ☒ Ken Bryan | ☒ Amy Whitehill |
| ☒ Anita Fuchs | ☐ Keith Klingler |

Staff Present:

- ☒ Erik Johnson
- ☒ Joshua Sterling
- ☐ Alexandria Shreffler
- ☒ Jenna Dillion
- ☒ Jason Dillion

Guests Present (List):

Kara O'Neil, The Derrick

Quorum Present: ☒ Yes ☐ No

The attendance of 12 board members (of the 14 current appointees) was accounted for by Jenna Dillion.

III. APPROVAL OF MINUTES

a. 07/15/2025 Regular Meeting Minutes

- ✓ Motion to approve the minutes made by Tracy Jamieson, seconded by Frank Pankratz. All approved.

IV. PUBLIC COMMENTS ON AGENDA ITEMS

- None.

V. SUBDIVISIONS AND LAND DEVELOPMENTS - Jenna Dillion gave the report as Land Use Planner.

- a. Storage Place, Rouseville Borough – This is an additional storage unit land development that has been submitted by the developer which lies on a separate parcel than the existing unit. Stormwater is reviewed separately from the previous unit but is still just a small project application. Screening is present on the plans and there are no floodplain concerns. No waivers have been requested. Recommend conditional approval pending conditions listed on the memo – Submission of Performance Bond, Recording Fee, six (6) fully executed Plans, and Zoning Approval. Developer has received zoning approval since the memo was sent out so that item is satisfied. Greg Miller asked if there is American Disabilities Act (ADA) requirements on the plans and Jenna Dillion confirmed there was.

- ✓ Motion to approve with conditions made by Larry Baughman, seconded by Jim Miller. All approved.

VI. EXECUTIVE DIRECTOR AND STAFF REPORTS

- a. Introduction of new Executive Director, Joshua Sterling – Erik Johnson introduced Josh Sterling as new Executive Director effective immediately. Josh Sterling gave a brief background on his history in planning and his goals for the future.
- **Executive Director, Joshua Sterling** – Provide a thorough update of the Home Rehab program. Reported 3 homes are currently in the intake phase, 3 homes in the inspection phase and 4 homes that just recently went out to bid. Unfortunately, two of the 4 homes bid exceeded the newly implemented threshold of \$150K cap on project cost. Additionally, there are 2 Rehab projects (one in Cranberry/one in Oil City) that are wrapping up on final completion.
 - **Deputy Director & Recycling Coordinator, Erik Johnson** – Advised the last HHW event of the season is coming up on Nov. 1. Additionally, Snyder Electric has completed work on raising the electrical wire hanging down in the lot to give clearance for Tractor Trailers in the future for the tire collection process. With regards to an continued increase in Commercial Cardboard – PMP Printing has started to utilize the facility to divert their material. A

reimbursement for the first two quarters of the HHW collections has been received by the county in the amount of \$9615. Finally, the County Solid Waste Management Plan has been in review with DEP for almost a year without comment – the consultant has sent a correspondence to the State advises the County intends go out for public comment/approve as soon as possible.

- **Planning & Recycling Assistant, Jason Dillion** – Reported the HHW event appears to be filling up (due to the volume of calls received about registering for the collection) and that material continues to come in at the Recycling Center, especially and increase in cardboard. Provided an update on inspections for rehab program and added that there is an increase in contractors bidding on the projects recently.
- **Geospatial Analyst, Alex Shreffler** – excused from the meeting.
- **Land Use Planner, Jenna Dillion** – Provided the up to date report on subdivisions completed thus far this year. With regards to land developments, the two solar projects via Cultivate Power LLC (Jackson & Oakland Twps.) are currently in review with the engineer. Additionally, there are two developments in Oil City (Tycoon Saloon & Pathways) with the county engineer. Finally, the County received correspondence from the Sportsman Solar Project in Sugarcreek Borough, that they are not moving forward with the project.

VII. SPECIAL PURPOSE MATTERS

- a. **Annual Report** – The final printed copy of the 2024 Annual Report was presented to the board.
- b. **No Net Loss Policy Review** – Jenna Dillion presented the County’s Resolution #2024-08 and Comprehensive Plan language to the Board per the request at the last meeting for discussion on this topic.
- c. **Review of Policy for Notices to Planning Staff** – Planning now sends any formal notices/permits/etc. that it receives in the office to the Commissioner’s Office to establish continuity in information received by County departments. Jenna Dillion also presented Planning’s protocol for providing Letter’s of Support to entities asking for these from the County. This process includes submitting these requests to the Board of Commissioners for final approval.

VIII. OFFICERS AND COMMITTEE REPORTS

- a. Council of Governments (COG) Representatives – Report was given by Greg Miller. COG met on August 21st at Cornplanter, at the State Park. The Venango Conservation District was in attendance and spoke about Stormwater Management. Greg Miller reported the next meeting is in Franklin at City Hall on September 18th and that the Association of Township Officials Annual Meeting is coming up on September 24th at the Oakland Firehall.

IX. PUBLIC COMMENT – GENERAL

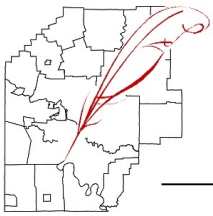
- None

X. ADJOURNMENT

- ✓ Motion to adjourn by Glenn Speer, seconded by Tracy Jamieson at 5:30 PM.

Respectfully submitted,

Erik Johnson, Dept. Director/Recycling Facility Manager



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Special Board Meeting Minutes September 2025

I. **CALL TO ORDER** – Monthly board meeting called to order by Greg Miller, at 4:30 PM.

II. **ROLL CALL** – Those present at the public meeting of the Venango County Regional Planning Commission on 09/29/2025, held in-person at 1174 Elk Street (Courthouse Annex) in Room 100, Franklin PA :

Members Present:

- | | |
|--|--|
| ☒ Greg Miller (Chair) | ☒ Glenn Speer |
| ☒ Tracy Jamieson (Vice-Chair I) | ☒ John Neidich |
| ☒ Jim Miller (Vice-Chair II) | ☒ Keith Klingler |
| ☒ John McClelland (Vice-Chair III) | ☒ Ken Bryan |
| ☐ Amy Whitehill | ☒ Larry Baughman |
| ☒ Anita Fuchs | ☒ Megan Weber |
| ☒ Ben Porter | ☐ VACANCY |
| ☒ Frank Pankratz | |

Staff Present:

- | |
|--|
| ☒ Erik Johnson |
| ☒ Joshua Sterling |
| ☒ Alexandria Shreffler |
| ☒ Jenna Dillion |
| ☐ Jason Dillion |
| ☐ VACANCY |

Guests Present (List):

- Kara O'Neil, The Derrick
- Sam Breene, County Commissioner
- Jeff McFadden, Pathways
- Ken Kane, Pathways
- Chip Abramovic, County Commissioner

Quorum Present: ☒ Yes ☐ No

The attendance of 13 board members (of the 15 current appointees) was accounted for by Alexandria Shreffler.

III. **PUBLIC COMMENTS ON AGENDA ITEMS** – None

IV. **SUBDIVISIONS AND LAND DEVELOPMENTS** - Jenna Dillion gave the report as Land Use Planner.

- a. **Tycoon Saloon, City of Oil City** – Evie's Adventure, LLC proposed the construction of an 8,950 square foot building at their property in Oil City, Venango County. The project, located at the site of the former Days Inn Hotel in Oil City, is for the construction of a music venue and rooftop bar. Water, sewer, and electric utilities are available to the proposed building. No wetlands or regulatory floodplains are present on the property. The project proposes utilizing existing street lighting, as well as lighting to be installed on the proposed building, not to spillover to adjacent properties. As the site was previously developed, the stormwater management requirements are satisfied through a combination of existing impervious surface credits and the installation of a rain garden on site. Staff recommended conditional approval.
 - ✓ Motion to grant conditional approval made by Keith Klingler, seconded by Jim Miller. All approved.
- b. **Pathways Multi-Unit Building, The City of Oil City** – Pathways Adolescent Center is proposing the construction of a 13,726 square foot building at their property in Oil City, Venango County. As a part of this project, the Pizza Hut building at 394 Seneca Street in Oil City will be demolished. Water, sewer, and electric utilities are available to the proposed building. No wetlands are present on the property. The entire property is located within the regulatory floodplain. The project proposes utilizing existing street lighting, as well as lighting to be installed on the proposed building, not to spillover to adjacent properties. Staff recommended conditional approval.
 - ✓ Motion to grant conditional approval made by Keith Klingler, seconded by Jim Miller. All approved.

V. **PUBLIC COMMENT – GENERAL** – None

VI. **ADJOURNMENT**

- ✓ Motion to adjourn by Keith Klingler, seconded by Jim Miller at 5:30 PM.

Respectfully submitted,

Alexandria Shreffler, Geospatial Analyst

VENANGO COUNTY REGIONAL PLANNING COMMISSION

AGENDA ITEM BRIEFING SUMMARY

V.a – Feehan Solar – Oakland Township

November 17, 2025

I. Issue

Venango County PA S4, LLC is proposing to construct a +/- 7-acre solar energy farm facility on a portion of a property located at 305 State Route 428, in Oakland Township, Venango County, at parcel number 15-07-28A. Improvements consist of a proposed gravel access road, proposed ground mounted solar arrays, and necessary equipment for the operation of the development. The project proposes to meet the stormwater recapture requirements by utilizing 2 proposed rain gardens, of sufficient size to meet the requirements of the local stormwater ordinance, as well as utilizing low-growing vegetative surfaces under the panels. There are no wetlands located on the property, and the site is not contained within the regulatory floodplain. The proposed development would include a vegetative buffer around the exterior of the security fence on the sides of the site adjacent to residential properties.

II. Actions To Be Considered By Commission

- Conditional approval of the land development.

III. Current Policy or Practice

- To grant conditional approval when the conditions are administrative or contingent upon the receipt of permits from third party agencies.

IV. Waivers Requested

- None

V. Conditions/Restrictions

- Performance Bond
- Recording Fee
- Six fully-executed plan sets
- Stormwater Management Approval
- NPDES Approval
- Operations & Maintenance Agreement

VI. Staff Recommendation

- Staff recommends conditional approval.

VENANGO COUNTY REGIONAL PLANNING COMMISSION

AGENDA ITEM BRIEFING SUMMARY

V.a – Feehan Solar – Oakland Township

November 17, 2025



Venango County Parcel Viewer Overview



Google Maps Overview

VENANGO COUNTY REGIONAL PLANNING COMMISSION

AGENDA ITEM BRIEFING SUMMARY

V.b – Borger Solar – Jackson Township

November 17, 2025

I. Issue

Venango County PA S5, LLC is proposing to construct a +/- 12-acre solar energy farm facility on a portion of property located at Independent Road, Jackson Township, Venango County, parcel number 13-05-32B. Improvements consist of a proposed gravel access road, proposed ground mounted solar arrays, and necessary equipment for the operation of the development. The project proposes to meet the stormwater recapture requirements by utilizing a proposed rain garden, of sufficient size to meet the requirements of the local stormwater ordinance, as well as utilizing low-growing vegetative surfaces under the panels. There are no wetlands located on the property, and the site is not contained within the regulatory floodplain. The proposed development would include a vegetative buffer around the exterior of the security fence.

II. Actions To Be Considered By Commission

- Conditional approval of the land development.

III. Current Policy or Practice

- To grant conditional approval when the conditions are administrative or contingent upon the receipt of permits from third party agencies.

IV. Waivers Requested

- None

V. Conditions/Restrictions

- Performance Bond
- Recording Fee
- Six fully-executed plan sets
- Stormwater Management Approval
- NPDES Approval
- Operations & Maintenance Agreement

VI. Staff Recommendation

- Staff recommends conditional approval.

V.b – Borger Solar – Jackson Township

Google Maps Overview

MEMORANDUM

TO: Venango County Regional Planning Commission Board

FROM: Erik Johnson, Deputy Director, Recycling Coordinator & Facility Manager

DATE: Nov. 11th, 2025

SUBJECT: Monthly Staff Report Sept – Oct. 2025

Recycling Center Update:

Facility Operations related:

1. **Fence Gate** – Nothing to report.
2. **Electrical/Mechanical** – New furnace was not functioning after Jason changed out the new thermostat – we theorized the bird droppings shorted out the thermostat so he started there. After that did not fix the issue – called Shane(ex-Whalen) who installed the unit to trouble shoot. Ended up switching out a blown fuse inside the furnace; which quickly blew again. After that, he came back up and traced issue to the lead wire to the thermostat – replaced that cable and unit is now functioning properly. Additionally, Jason and I repaired the rear downspout on the garage that had disconnected and fallen down. Also, winterized the water line coming into the administration trailer by installing heat wrap, pipe insulation and polystyrene panel insulation around the skirting to the trailer(to block the heavy wind coming off Airport runway). Hoping this will solve the annual freeze problem we've been having with the pipe bursting when temperature drops.
3. **Baler** – About 60-70% to full load of cardboard available for vendor to pickup.
4. **Signage** – No update.
5. **Paper Shredder** – No update.
6. **Box Truck** – Continuing weekly pickup of cardboard out at the park. Material volume remains consistent.
7. **Misc. Warehouse Equipment** – No update.

8. **Skid Steer** – Still only utilizing this for light duty at the moment. No update.
9. **Fork Lift** – No Update.
10. **Security System** – Renewed service agreement with Mobilcom for security camera system.
11. **Tri County Recycling Bins** – No update.
12. **Glass Recycling** – No update.
13. **Volunteers** – Seven volunteers participated the in the Allegheny River Clean up hosted by the County and Conservation District on Sept 27th. Additionally, 2 volunteers were present for the HHW collection event on Nov. 1st.
14. **Commercial partnerships** –Continue to receive additional commercial cardboard from local businesses regularly.
15. **Public Response and Education** – Assisted the Venango Conservation District with coordinating an Allegheny River Clean up on Sept. 27th. Continued to advertise for the Nov. 1st HHW event which was the last of the 2025 season.
16. **Mowing/SNOW REMOVAL at the facility** – Mowing season has come winded down. Preparing for snow in coming month.
17. **HHW Vendor** – Wrapped up quarterly HHW collection event season with final event on Nov. 1st. Approx. 170 households made it through the collection – still waiting on an invoice and record of operations from the vendor. Started to get next years schedule started with the vendor. Sending on approval request to commissioners for the following 2026 quarter dates: Feb. 28th, May 30th, Aug. 1st, and Oct. 31st.
18. **Tire Collection** – Commissioners are onboard with a year round tire collection service as discussed in previous report. This would mean additional man hours and days at the Recycling Center so these details need to worked out. Project working this into the Center's routine by 1st quarter of 2026.
19. **Facility Tours and Civic Presentations:** Nothing to report.
20. **Project Engineer** – Nothing to report.
21. **Recycling Center Staff** – Nothing to report at this time. See Jason Dillion's staff report for additional information.

Administrative related:

1. **DEP 902 grants (2020/2021)** – Nothing further to report until new round of funding available. DEP typically announces a new round annually(May).
2. **903 Grant Award for 2024** – Received most recent reimbursement. Nothing further to report.
3. **Annual Recycling Report** – Distributed RE-TRAC data to Franklin and Oil City for their 904 grant submissions. Preparing for annual report submission requests to municipalities, commercial businesses and institutions in the County for early January 2026 roll out.
4. **901A DEP Grant and Solid Waste and Recycling Plan** – Continue to follow up with consultant to finish the plan update. Received the draft Plan Update from the consultant – which has been put out for Public Comment ending November 29th. Will put this on Commissioner Board agenda for December approval once final comments are addressed. Will submit for final reimbursement of 901A DEP grant for this plan once approved and consultant has final payment.
5. **904 Grant Award** – Awaiting award for this typically gets distributed by summer/fall of following calendar year. 904 grant round is open and due by end of the year. Began process of collecting data for submission of this grant round.
6. **HHW Cost reimbursements** – Awaiting invoice for 4th quarter HHW event to pay vendor and then proceed with reimbursement submission to the state.
7. **Earth Day at Center** – Nothing to report.
8. **Certification Training** – Nothing to report.
9. **Fiscal/Administration** – Processed multiple PO's and deposits related to the planning dept., AMD grant, Liquid Fuels reimbursements, CDBG/HOME/PHARE invoices and Recycling center operations. Followed up on multiple items for PennDot(project agreement renewals) and Liquid Fuels(County Aid) program and AMD grant reimbursement submission.
10. **Shred Vendor** – Nothing further to report.
11. **Safety Committee** – Performed safety inspection of Courthouse on Oct. 17th. Submitted inspection report to committee prior to the November meeting.

12. **DEP Food Recovery Grant** – Nothing to report.
13. **Liquid Fuels** – Assisting in administration of the current application round for County Aid. Performing application intake, forwarding onto committee for review, and technical assistance.

Venango County Planning Commission

To: Venango County Regional Planning Commission Board
From: Jason Dillion, Recycling Center Assistant, & Planning Assistant
Date: 11/17/2025
Re: Monthly Staff Report for November 17th, 2025

Recycling Center Update: November 17th, 2025

Duties Performed:

1. Fence Gate – Monitored and maintained the gate.
2. Ground maintenance – Picked up litter from around the bins and rest of the facility grounds as needed for maintenance.
3. Baler operation – Building, weighing, and stacking of cardboard bales. Each week, we are producing at least a full bale or two at the center.
4. Recycling Bins – Assist county residents with unloading their vehicles when needed. Monitored the bins for unwanted / nonrecyclable items. The number of unwanted items is for the most part staying down, while public appreciation for the center still seems to be extremely positive.
5. Household Hazardous Waste Event (HHW) – The November 1st event had a good turnout and was well received by the community. I am already receiving calls asking when the next event is.

Planning Assistant / Housing Inspection Update: 11/17/2025

Housing Inspections:

1. Home Rehab Program Housing Inspections – Currently there are 4 projects underway that I am working on, with one more in the environmental review process, and another one in the initial inspection process. All of the projects are progressing with no major set-backs.
2. Inspection Trainings – On November 6th, I completed a Lead Risk Assessor training refresher course that is required by the State to maintain my License.

Memo

TO: Venango County Regional Planning Commission Board
 FROM: Jenna Dillion
 DATE: 11/17/2025
 SUBJECT: Monthly Staff Report – October/November

Administration

- Attended the APA-PA Chapter Annual Conference
- Attended an Active Transportation Planning Workshop
- Attended the 2025 Pennsylvania Stormwater Summit

-Subdivisions

<u>Preliminary Review</u>	<u>In Process</u>	<u>Recorded</u>	<u>For Consideration</u>
<i>Iorio</i> (Scrubgrass)	<i>Stiller</i> (Oakland)	<i>Vandermark 2</i> (Cranberry)	
<i>Nield</i> (Scrubgrass)	<i>Moon</i> (Mineral)	<i>McLaughlin</i> (Cranberry)	
<i>Deeter</i> (Jackson)	<i>Herndon</i>	<i>Dennis Trailer Inc.</i> (Irwin)	
<i>Thomas</i> (Richland)	(Cranberry)	<i>Senior Timber</i> (Oilcreek)	
<i>Morrow</i> (Frenchcreek)	<i>Breitenstein</i>	<i>Latshaw</i> (Cranberry)	
	(Barkeyville)	<i>Marquis Means Et. Ux. (Victory)</i>	
		<i>Sterner-Klingler</i> (Oilcreek)	
		<i>Hepler</i> (Rockland)	
		<i>Schiffer</i> (Sugarcreek)	
		<i>Iorio</i> (Scrubgrass)	
		<i>Baker</i> (Mineral)	
		<i>Deeter</i> (Jackson)	
		<i>Nield</i> (Scrubgrass)	
		<i>Thomas</i> (Richland)	

Land Developments

<u>In Review</u>	<u>For Consideration</u>	<u>Conditional Approval</u>	<u>Final Approval</u>
	<i>Feehan Solar</i> (Oakland)	<i>Tycoon Saloon</i> (Oil City)	<i>The Storage Place</i>
	<i>Borger Solar</i> (Jackson)		(Rouseville)
			<i>Pathways Multi-Unit</i>
			<i>Building</i> (Oil City)

List of Acronyms

- VCRPC – Venango County Regional Planning Commission
- LSSE – Lennon, Smith, and Souleret Engineering
- LD – Land Development
- P&P – Part and Parcel Subdivision
- SALDO – Subdivision and Land Development Ordinance
- APA – American Planners Association

Subdivision & Land Development Project Log – 2025

SUB NO.	REC'D	SUBDIVISION NAME	PARENT LOT #	TYPE	SURVEYOR	MUNICIPALITY	APPROVED
2025-01-16	12/18/2024	Northwest Commission	16-036-26	LD	Geotech	Oil City	1/10/2025
...	...	...	...	...	...	...	...
2025-27-12	4/17/2025	Keller	12-08-51	P&P	Frank Pankratz	Irwin	6/2/2025
2025-28-28	6/3/2025	Venango VNA	28-14-06A	P&P	Joe Fox	Sugarcreek	6/5/2025
2025-29-12	6/12/2025	Wiegel	12-09-25A	1	Joe Fox	Irwin	6/18/2025
2025-30-24	5/20/2025	Hepler	24-05-40	2	Joe Fox	Rockland	6/18/2025
2025-31-12	5/5/2025	Stallard	12-01-07A	2	James Day	Irwin	6/11/2025
2025-32-23	6/9/2025	Sherman	23-08-39A	1	Fike Associates, Inc.	Richland	6/26/2025
2025-33-04	5/27/2025	Pekelnicky	04-05-27	1	Frank Pankratz	Clinton	7/1/2025
2025-34-28	6/26/2025	McCandless	28-03-30	P&P	Fox & Fox, Inc.	Sugarcreek	7/1/2025
2025-35-13	5/8/2025	Neeley-Hall	13-02-29	1	Frank Pankratz	Jackson	7/1/2025
2025-36-31	5/3/2025	McDougal	31-01-25	1	Joe Fox	Barkeyville	7/1/2025
2025-37-16	5/25/2025	Richards	16-042-152	1	Gary Stover	Oil City	7/1/2025
2025-38-08	6/24/2025	Bruceton Farm Service	08-14-43	LD	EADS Group	Cranberry	7/10/2025
2025-39-08	5/29/2025	McElhinny	08-06-12A	1	Frank Pankratz	Cranberry	7/15/2025
2025-40-12	6/17/2025	Kuhns	12-07-37C	1	Fox & Fox, Inc.	Irwin	7/15/2025
2025-41-19	7/24/2025	Repasky	19-04-16	P&P	Frank Pankratz	Pleasantville	8/1/2025
2025-42-08	8/18/2025	Herndon	08-06-77	1	Fox & Fox, Inc.	Cranberry	8/21/2025
2025-43-05	8/12/2025	United Presbyterian Church	05-02-118	P&P	Jason Walker	Clintonville	8/26/2025
2025-44-23	8/28/2025	DMG Realty	23-08-03	1	Richard Sedwick	Richland	8/28/2025
2025-45-15	8/29/2025	Stiller	15-07-43	1	Joe Fox	Oakland	9/2/2025
2025-46-14	8/29/2025	Moon	14-01-42	1	Joe Fox	Mineral	9/2/2025
2025-47-12	8/3/2025	Shaw	12-05-12	1	Fike Associates, Inc.	Irwin	9/5/2025
2025-48-12	9/8/2025	Dennis Trailers Inc	12-	P&P	Joe Fox	Irwin	9/8/2025
2025-49-17	9/8/2025	Senior Timber	17-06-28A	P&P	Frank Pankratz	Oilcreek	9/8/2025
2025-50-08	9/8/2025	Vandermark 2	08-09-40B	P&P	Frank Pankratz	Cranberry	9/12/2025
2025-51-08	9/10/2025	McLaughlin	08-16-77E	1	Joe Fox	Cranberry	9/12/2025
2025-52-08	9/8/2025	Latshaw	08-07-11	3	Frank Pankratz	Cranberry	9/12/2025
2025-53-30	9/9/2025	Marquis Means Et. Ux.	30-04-13	P&P	Fox & Fox, Inc.	Victory	9/15/2025
2025-54-17	9/15/2025	Sterner-Klingler	17-02-60	P&P	Joe Fox	Oilcreek	9/22/2025
2025-55-24	8/20/2025	Hepler	24-02-58	1	Frank Pankratz	Rockland	10/6/2025
2025-56-25	10/1/2025	The Storage Place	25-03-15	LD	Geotech	Rouseville	10/6/2025
2025-57-28	9/15/2025	Schiffer	28-16-50J	P&P	Fike Associates, Inc.	Sugarcreek	10/15/2025
2025-58-27	10/8/2025	Iorio	27-01-41	1	Joe Fox	Scrubgrass	10/15/2025
2025-59-16	10/9/2025	Pathways Multi-Unit Building	16-36-16	LD	Geotech	Oil City	10/20/2025
2025-60-14	9/26/2025	Baker	14-03-14	P&P	Frank Pankratz	Mineral	10/23/2025
2025-61-13	10/22/2025	Deeter	13-04-23	1	Joe Fox	Jackson	10/23/2025
2025-62-27	10/24/2025	Nield	27-01-06V	1	Joe Fox	Scrubgrass	10/28/2025
2025-63-23	10/24/2025	Thomas	23-01-65	1	Joe Fox	Richland	10/28/2025

MEMORANDUM

TO: Venango County Regional Planning Commission Board
FROM: Alexandria Shreffler, Geospatial Analyst
Date: November 13, 2025
Subject: Monthly Staff Report – November

Mapping and Analysis Services

- Completed a report prioritizing road intersections for the PennDOT Highway Safety Improvement Program
- Discussed changes to the Cornplanter Zoning Map with the Cornplanter Township Planning Commission

Floodplain & Stormwater Administration

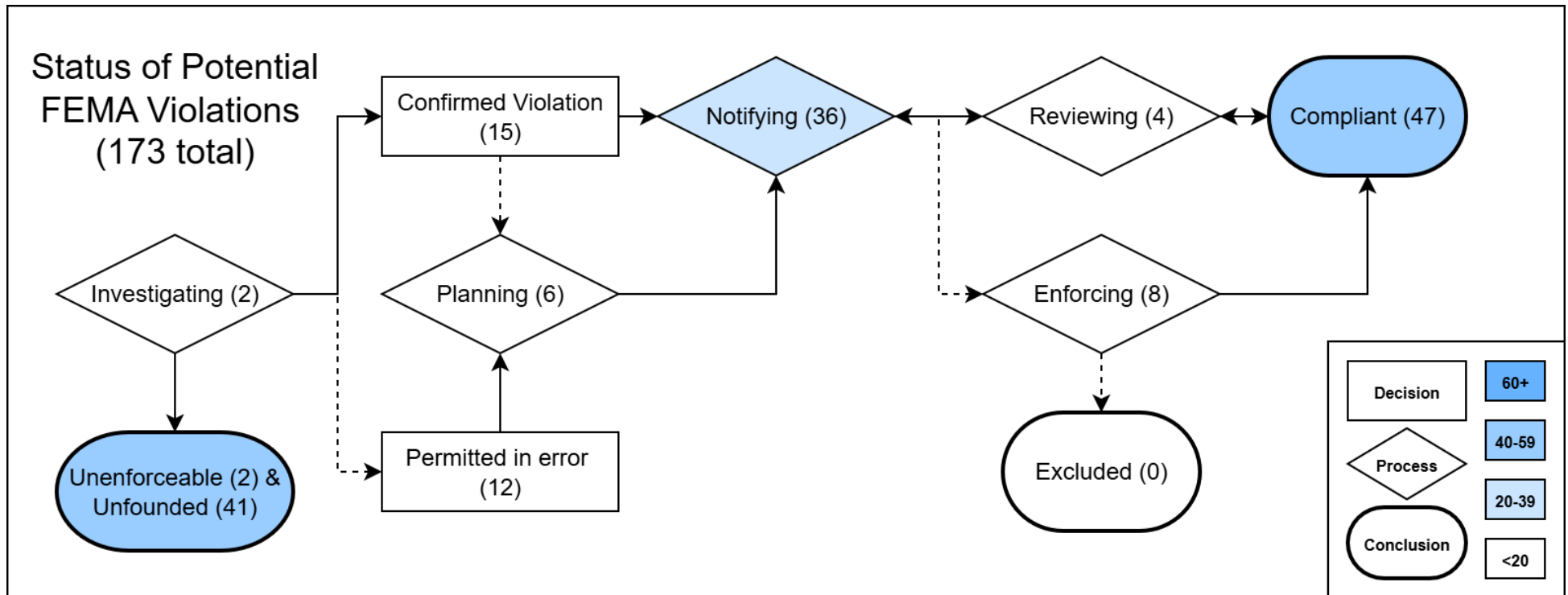
- Attended the PAFPM Annual Conference (Sept 15-16)
- Attended the in-person workshop on Substantial Improvement/Substantial Damage (Sept 17-18)
- Presented on “Joint Review: A regional approach to permitting for stormwater & floodplain regulation” to present at the 2025 Pennsylvania Stormwater Summit (Oct 9)
- Attended the NWPA GIS Conference and presented on Python Programming (Oct 16-17)
- Met with Oilcreek Township secretary and provided “welcome” packet of information
- Met with Oakland Township secretary to discuss FEMA violation status
- Responded to Venango Conservation District Right-To-Know request for Stormwater Applications
- Hosted the in-person workshop on Substantial Improvement/Substantial Damage (Oct 28-29)
- Followed up with municipalities that have not yet sent their notice letters for FEMA compliance
- Followed up with property owners on FEMA violation updates
- Drafting an Intergovernmental Agreement for professional services related to obtaining FEMA compliance documentation (i.e. site elevations, surveys etc.)
- Submitted for CFM renewal
- Met with EMA Director to discuss logistics and next steps for SI/SD planning
- Approved thirty-seven (37) small projects for stormwater management, and one (1) is currently on hold for review
- Issued two (2) floodplain development permits
- Conducted one (1) follow-up floodplain development permit inspection

Administrative

- Assisted with updating the language in the Subdivision Part & Parcel Statements
- Sent 352 emails

Common Acronyms

ATV	All-Terrain Vehicle	GIS	Geographic Information Systems
BMP	Best Management Practice	HMP	Hazard Mitigation Plan
CAC/CAV	Community Assistance Contact/Visit	NFIP	National Flood Insurance Program
CAP	Community Action Plan	ORA	Oil Region Alliance
CDBG	Community Development Block Grant	PAFPM	Pennsylvania Floodplain Managers Association
COG	Council of Government	PEMA	Pennsylvania Emergency Management Agency
DGLVR	Dirt Gravel & Low-Volume Road	SWCM	Stormwater Control Measures
EDA	Economic Development Authority	SWM	Stormwater Management
FEMA	Federal Emergency Management Agency	SWMP	Stormwater Management Plan
FFY	Federal Fiscal Year	WIC	Women Infants & Children



Investigating = Research is being done to determine the details of the violation.

Unenforceable = The violation was determined to be outside of municipal jurisdiction (i.e. state-owned property).

Unfounded = Evidence had shown that the development was either not in the floodplain or may have occurred prior to the ordinance/maps (i.e. not a violation).

Confirmed Violation = No permits had been issued for the development and is considered a violation, but the property owner has not yet been notified.

Permitted in error = A permit was issued by the municipality without undergoing review for compliance with the floodplain ordinance.

Planning = For unique challenges, these violations are currently in discussion before the property owners are notified.

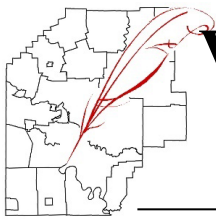
Notifying = The property owner is being notified of the violation and how they will be expected to address the violation (i.e. submitting a floodplain permit).

Reviewing = The property owner has submitted a floodplain permit or other documentation that is under review.

Enforcing = The property owner did not address the violation within the prescribed timeline and is now subject to fines and/or legal action.

Excluded = The enforcement process has concluded without resolution and the municipality has petitioned FEMA to exclude the (insurable) property from the NFIP.

Compliant = The property owner has taken action and the property is now compliant.



Venango County Regional Planning Commission

*Bringing our county's future
into the present.*

Phone: (814) 432-9689

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PO Box 831

www.venangocountypa.gov/Planning

Franklin PA 16323

VENANGO COUNTY REGIONAL PLANNING COMMISSION 2026 MEETING SCHEDULE

3rd Tuesday of each month

***Exception in May due to elections**

Start time for meetings will be 4:30 PM

Meeting Location:

1174 Elk Street

Room 100

Courthouse Annex

Franklin PA 16323

January 20

February 17

March 17

April 21

May 18

June 16

July 21

August 18

September 15

October 20

November 17

December 15

Chair: Greg Miller

Executive Director: Joshua Sterling

Vice-Chair I: Tracy Jamieson

Vice-Chair II: Jim Miller

Vice-Chair III: John McClelland