

VENANGO COUNTY REGIONAL PLANNING COMMISSION

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www.venangocountypa.gov/Planning



ANNUAL REPORT

| 2024

DIRECTOR'S STATEMENT

2024 was a whirlwind of a year! While completing our Comprehensive Plan update, staff also managed to assist our municipalities with an extensive FEMA audit, ensure the success of multiple exciting land developments, complete thirteen home rehabilitation projects, obtain additional certifications and process record amounts of material at our Venango County Community Recycling Center.

Erik continues to be the foundation of our department, providing his wealth of knowledge and assistance to all of us. He keeps our Community Recycling Center funded and exceeding expectations.

Josh continues to build on the County's home rehab program, completing a record number of projects in 2024. He also brought an additional \$750,000 in funding for the program through the HOME grant.

Alex undertook the monumental task of assisting our municipalities with a FEMA audit after we were notified that, rather than just visiting one or two municipalities in Venango County, FEMA would be assessing all of them.

Jenna oversaw the successful completion of multiple land developments including the new Sheetz in Barkeyville Borough and the Marshall's in Cranberry Township. She has been instrumental in providing clear guidance to businesses looking to expand into our County.

Jason has earned his certifications in Lead, Asbestos and Radon inspection. This, along with being a Certified Home Inspector, has helped our home rehab program become a self-sustaining entity within the department.

I'm extremely proud to be a member of this team and am excited to see what more we can do!



Hilary Buchanan
Executive Director

CONTENTS

DIRECTOR'S STATEMENT
1

STAFF & TRAINING
2

HOUSING VENANGO
3-4

MOVING VENANGO
5-6

SUPPORTING VENANGO
7

VISIONING VENANGO
8-10

PROTECTING VENANGO
11-12

SERVING VENANGO
13-14

BUILDING VENANGO
15-17

BOARD MEMBERS
18

STAFF & TRAINING



Erik Johnson
Deputy Director &
Recycling Coordinator



Jenna Dillion
Land-Use Planner



Alexandria Shreffler
Geospatial Analyst



Jason Dillion
Recycling Assistant &
Planning Assistant

CONFERENCES AND MEETINGS

Attended

Pennsylvania Chapter of the American Planning Association Conference (served on Planning Committee)

Northwest Commission Regional Planners' Meetings (vice chair)

Presented At

Venango County Township Officials Meeting

MEMBERSHIPS

County Planning Directors Association of Pennsylvania

COMMITTEES

Transportation Advisory Committee

Oil Region National Heritage Association Wayfinding Signage Consultant Ranking Committee

Oil Region National Heritage Association Wayfinding Signage Steering Committee

Oil Region Alliance Outdoor Recreation Committee

Oil Region Alliance Tourism Promotion Advisory Council

Oil Region Alliance Heritage Advisory Council

STABILIZING THE HOUSING MARKET

Home Rehabilitation

In 2024, the Venango County Housing Rehabilitation Program completed total rehabilitation projects on 13 homes, with an average value of \$70,811.62.

Total Program investment in those completed home rehabilitation projects came to \$939,051. Of this investment into the local economy and housing market, \$268,905 came from the Community Development Block Grant (CDBG) program, \$254,554 came from the HOME Investment Partnerships Program (HOME), \$319,092 came from the Pennsylvania Housing And Rehabilitation Enhancement (PHARE) fund, and \$96,500 came from the state’s Whole-Home Repairs Program (WHRP).

These grant sources combine to fund the Venango County Housing Rehabilitation Program.

The benefits of these investments extend well beyond the homeowners and the

county’s overall housing market. These funds are paid through the County directly to the general contractors. As a requirement, the contractors pay their workers prevailing wage rates, which afford them increased purchasing power and their own financial stability.

Furthermore, the general contractors commonly purchase materials and supplies from businesses local to Venango County. It has been reported to Program administration that multiple contractors have even hired additional local staff to handle the increased workload generated by this Program.

The Venango County Regional Planning Commission administers the CDBG program for the County and on-behalf-of the entitlement communities of Sugarcreek Borough and Cranberry Township. The Commission also administers HOME grants, PHARE grants, and WHRP grants for home rehabilitation projects and other activities across the County.

CDBG funds, from the US Department of Housing and Urban Development (HUD), are allocated to projects that benefit primarily low-income (80% of the area’s median income) persons. HUD-funded HOME grants are allocated to projects that expand the supply of decent, safe, sanitary, and affordable housing, by various means.

Pennsylvania-funded PHARE and WHRP grants are allocated for use in assisting with the creation, rehabilitation, and support of affordable housing throughout the County – primarily benefiting very low-income (below 50% of the area’s median income) persons.

Blight Remediation

In our two-pronged approach to correcting an out-of-sync housing market (home rehab and blight removal), CDBG funds also provide the necessary funding to demolish vacant, blighted residential structures, around the county. In 2024, three demolitions were completed through the County’s administration of CDBG funds – 30 Lamberton St. and 24 and 32 Baker St., all in Sugarcreek Borough.

The elimination of blighted homes from communities has numerous benefits, such as reducing crime, improving public health, stabilizing housing markets by protecting homeowner investments, and unifying communities.

Additionally, blight remediation saves municipalities money by reducing code enforcement costs, property maintenance costs, and police and fire services.

**COMMUNITY DEVELOPMENT BLOCK GRANT
2024 PROJECTS - IN FOCUS**

In 2024, the Venango County Regional Planning Commission undertook several projects utilizing the County’s Community Development Block Grant (CDBG) program, as well as administering CDBG on behalf of the entitlement communities of Cranberry Township and Sugarcreek Borough.

- Handicapped accessibility project got underway at Hughes Park, in Emlenton. County CDBG funds were used to construct accessibility sidewalks and parking pads for the many amenities at the park.
- CDBG funds were also used to make critical repairs to homes, in Kennerdell and Emlenton, under housing rehabilitation.
- Sugarcreek Borough funding made long-needed repairs to a resident’s home, under housing rehabilitation, remediating the hazards of lead, asbestos, and radon.
- The Borough’s funds were also used to demolish three blighted structures, at 24 and 32 Baker St. and 30 Lamberton St.
- CDBG funds were used to procure specialized lead-based paint analyzer equipment to bring that part of housing rehabilitation, in-house.
- Funds were distributed to the Clintonville Community Food Pantry for fresh produce purchases, to benefit low-income residents.

CDBG AND OTHER COMMUNITY GRANTS APPLIED FOR IN 2024

CDBG funds are routinely utilized for a wide range of projects, with the goal of benefiting low-income persons.

In 2024, the County’s CDBG program provided funding to help support the Clintonville Area Food Pantry.

The program funds

also supported construction of disability access measures as part of Emlenton Borough’s Hughes Park improvement project.

2024 grant applications awarded

- FFY2023 CDBG \$455,006

2024 grant applications submitted

- FFY2024 CDBG \$450,687
- 2024 PHARE \$750,000
- 2024 HOME \$750,000
- Save America’s Treasures \$750,000

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDED
A BLIGHT REMEDIATION PROJECT, IN SUGARCREEK, AT 30 LAMBERTON ST.



TRANSPORTATION

Transportation Planning

In 2024, the Planning Commission partnered with PennDOT, the Northwest Regional Planning Commission, and other local organizations and municipalities to ensure the transportation needs of Venango County continue to be met.

The Venango County Liquid Fuels program is administered by Planning Director Hilary Buchanan. The County Liquid Fuels program consists of three separate allocations. The largest is the County Liquid Fuels MS-991, or Liquid Fuels General Fund, which is used to fund municipal aid grant requests via the County Aid Program, bridge inspections for local bridges, and the Summer Bridge Crew. The other two allocations, from Act 44 and Act 89, may only be utilized for expenses related to county-owned bridges.

County Aid Program

In 2024, the County again allocated \$250,000 of County Liquid Fuels funds to be used in 2025 for county aid projects by our municipalities.

This year, there were 15 Liquid Fuels applications totaling \$405,148.29 received by the County. Eleven projects totaling \$250,000

were awarded funding. Awarded project scopes included rehabilitation and reconstruction of roads, daylighting, and ditch repairs. These projects are expected to help preserve the integrity of the roadways for the long term.

National Bridge Inspection Program

The National Bridge Inspections Standards (NBIS) program requires all bridges over 20 feet in length on public roads to be inspected, routinely. The County has agreements with each municipality to administer the inspection process on these bridges to ensure they are in compliance with federal inspection requirements. The municipalities of Venango County own a total of 51 bridges, and the county itself owns 19 bridges over 20 feet in length.

The County continues to work with STV, Inc. to perform the required inspections.

State Street Bridge

State Street Bridge is a 1,014-foot long, 42-foot wide five span weathered steel multi-girder bridge with a composite reinforced concrete deck. The substructure consists of reinforced concrete

abutments with wingwalls and three reinforced concrete hammerhead piers. This bridge, which spans the Allegheny River in Oil City, was built in 1990 and had not had any work performed on it in its first 34 years.

Repairs to the bridge were completed, in 2024. The project focused on repairs to the concrete bridge deck, barriers, abutments and piers, as well as replacement of the expansion joints and upgrades to lighting. The months of detours while the bridge was under repair allowed the structure to continue to serve the community for many years to come.

Miller Farm Bridge

Miller Farm Bridge, constructed in 1888, connects Cherrytree and Oil Creek Townships in Oil Creek State Park.

It is a 154-foot single span steel truss with steel stringers and a laminated timber wood deck. Originally, the bridge was slated for removal, but upon further consideration, the decision was made to try to rehabilitate the bridge instead.

The rehabilitation is now scheduled to be let for bid in 2028.

Fisherman’s Cove Bridge

Fisherman’s Cove Bridge is an 84-foot two-span, single-lane bridge, with two steel-riveted deck girders and a timber beam deck.

The bridge was constructed in 1907, with a timber truss cover added in 1991.

In 2022, after multiple delays at the state level, the bridge saw increasing need for repairs prior to its scheduled replacement.

The County worked continuously with STV, PennDOT and Victory Township to determine the most efficient means to keep the bridge open and safe for residents.

The bridge replacement project was let in the Spring of 2023 and was completed in 2024.

Act 13 At-Risk Bridge Program

In 2023, the County awarded a \$120,000 grant jointly to Clinton Township and Clintonville Borough to replace Donaldson Road Bridge. The township and borough co-owned the bridge, and were able to successfully coordinate resources to complete the project in July 2024.

In 2024, the County awarded Frenchcreek Township \$80,000 to assist with the match required to replace Dean Road Bridge.

The project is scheduled to let in early 2026.

Collaborations that improve...

Acid Mine Drainage/Acid Mine Lands Grant

In May 2023, the Venango County Regional Planning Commission was awarded a \$112,479 Acid Mine Drainage/Acid Mine Lands (AMD/AML) grant to develop an Implementation Plan to guide future remediation projects in the Scrubgrass Creek and South Sandycreek

Watersheds. Throughout 2024, Hedin Environmental did extensive sampling, collated this information with existing AMD and AML information, developed a spreadsheet and map-based inventory of AMD and AML features, prioritized projects, and identified possible remediation projects and funding mechanisms. Multiple sites have

been determined to be eligible for future remediation funding, which will be included in the Implementation Plan. In addition, in coordination with the Scrubgrass Creek Watershed Association and local landowners, determination of potential treatment sites is underway. Due to stream conditions, sampling efforts

> Continued on next page

nature and outdoor activities

extended longer than originally planned and a twelve-month extension to December 31, 2025 was approved.

Two Mile Run County Park DCNR Grant

In collaboration with Two Mile Run County Park, the Planning Department is administering a Department of Conservation and

Natural Resources (DCNR) Grant to replace the outdated restrooms at the Fishing Pier with a new, ADA accessible restroom. After multiple setbacks with the proposed manufacturer, the decision was made to purchase the materials and have park staff build the restroom.

Plans were drawn up and approved by DCNR, with a quick

turnaround to initiate contracts with the Horizon Construction and Fuller Building Group to do cement and site preparation work and supply the necessary materials.

Due to cost increases since the project was first awarded, DCNR also approved an additional \$16,650 to assist with funding the project. The project is scheduled to be fully completed by December 31, 2025.



Artist's rendering of planned final appearance of Oil City's Lyric Theatre

GRANT FOR THE LYRIC

The Planning Commission is currently administering the \$925,000 Redevelopment Assistance Capital Program grant for the Colonel Drake Cultural Alliance (CDCA) Lyric Theatre Rehabilitation project in Oil City. The Lyric Theatre will contain a 214-seat auditorium, spacious lobby, expanded gallery and exhibition space, and additional performance and practice space. Specific upgrades include four (4) public restrooms; tech booth and storage; the lobby, street façade and marquee; auditorium; stage, dressing rooms and support area; basement storage and utilities; and safety and technical enhancements such as sprinklers, a security system and fire alarms.

The Application and Business Plan was submitted and approved by the Office of the Budget, and the Grant Agreement was prepared and provided for signature. Once fully executed by the Commonwealth, the CDCA will have three years to spend the funds.

In addition to RACP funds, they also received Local Shares Account (LSA) funds administered by the Oil Region Alliance (ORA), Appalachian Regional Commission (ARC) funds administered by the City of Oil City, as well as donations from multiple private organizations and fundraising events. We are working with the ORA and Oil City to ensure all program requirements are being met as we move forward with the project.

A NEW COMPREHENSIVE PLAN FOR COUNTY

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Today's weather

Venango's future unveiled

Comprehensive Plan charts county's direction for next decade

BY KARA O'NEIL
Staff writer

After countless meetings, community input sessions and deliberation, the extensive final draft of the new Venango County Comprehensive Plan was unveiled during the Venango

sion meeting earlier this week.

The plan provides a roadmap for the direction the county should head in the next 10 years, and was last updated in 2004. The plan is a document required in every county that outlines its needs and wants, and then provides a plan to attain them.

kicked off in the fall of 2022, when the Planning Commission hired The EADS Group to prepare the plan. The EADS Group's Mark Lazzari, in praising the Planning Commission staff during Tuesday's meeting, said they were the best he had ever worked with on a comprehensive plan.

were held across Venango County in 2023, seeking to capture the wants of the entire county. A survey was also available to all county residents, Lazzari said, and that he was pleased with the level of community participation.

After extensive effort by the Planning Department staff, Comprehensive Plan Steering Committee and Focus Groups, and members of the public, the update to the Venango County Comprehensive Plan was adopted in October 2024.

The plan was funded in part by the Department of Community and Economic Development's Municipal Assistance Program grant, which we were very grateful to receive.

The three top priorities that arose from input from the residents and stakeholders of Venango County were Economic Development, Community Empowerment and Revitalization, and

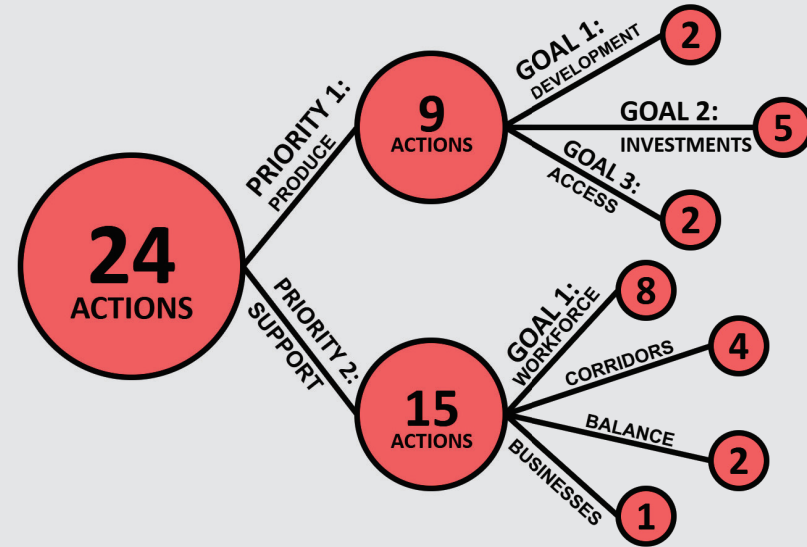
Recreation and Tourism. From these priorities, goals and actions were developed in order to make this an implementable plan that will move Venango County forward.

Housing, a changing economy, blight, community vitality, tourist and visitor attraction, outdoor recreation enhancement, and inclusive and culturally sensitive planning are focuses of the plan.

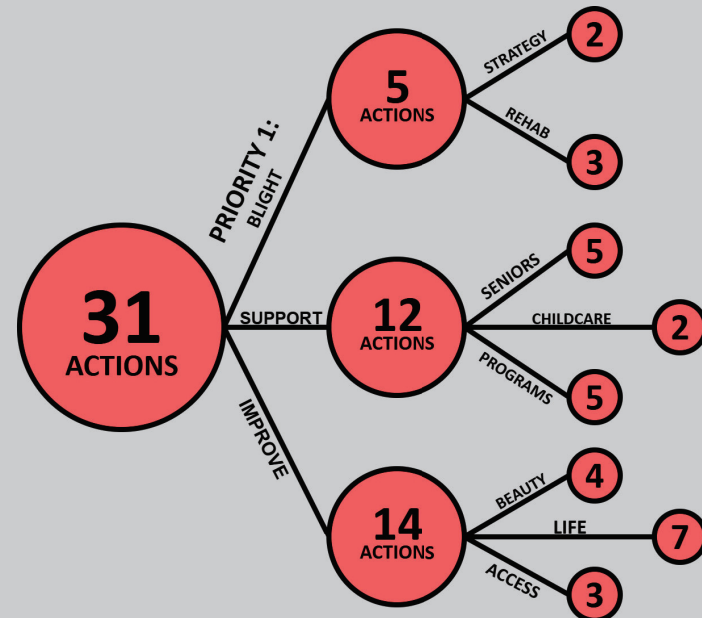
We have already begun to make strides on over 30% of the plan. We are looking forward to putting the full plan into action with our community partners in 2025 and reporting on successes in subsequent Annual Reports.

Stay tuned!

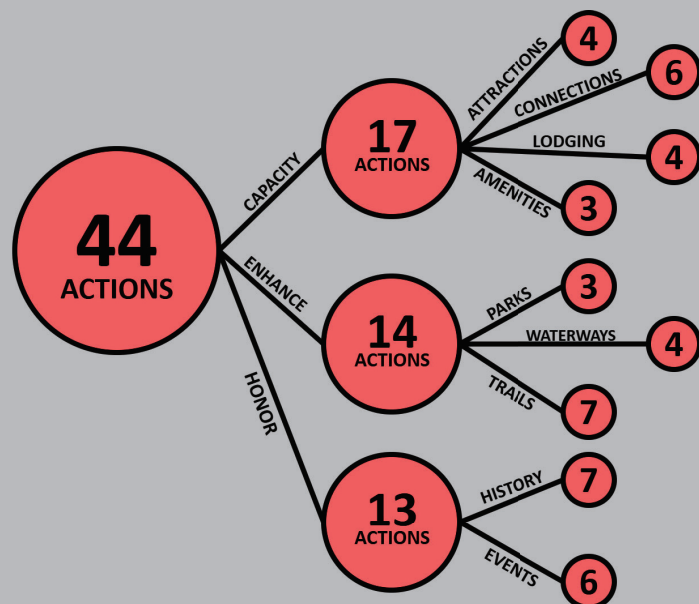
Economy



Community



Recreation



A **COMPREHENSIVE PLAN** establishes a framework to improve communities, projections for future conditions and trends, and a vision that reflects the ideas and goals of the residents and stakeholders. The Pennsylvania Municipalities Planning Code (MPC) authorizes the development of comprehensive plans and requires all counties to update their Plans every 10 years (MPC Article III, Section 302.d).

Year 0

- ☒ Establish priorities and goals of the community
- ☒ Adopt a comprehensive plan
- ☒ Provide a system for recording and reporting on progress



The chart on the left page provides a framework for visualizing progress. As actions move through each of the four stages, the circles will proportionally represent the overall status of all actions within each priority and goal. At the end of 2024, a total of 99 actions were in the prospective stage.

Year 1

- ☐ Make progress on at least 20 actions
- ☐ Produce the first report on progress, and document success stories

Year 2

- ☐ Make progress on at least 20 actions
- ☐ Perform a gap analysis to identify actions which may fall behind

Year 3

- ☐ Make progress on at least 20 actions
- ☐ Coordinate with stakeholders to review and strategize

Year 4

- ☐ Make progress on at least 20 actions
- ☐ Begin outreach campaign to educate and collect community input

Year 5

- ☐ Make progress on at least 20 actions
- ☐ Revisit and discuss any new priorities and goals of community
- ☐ Amend any proposed updates to the comprehensive plan

These pages are a summarized representation of the Priorities, Goals, and Actions outlined in the Comprehensive Plan. For more information on goals, priorities, and actions, please visit our website, at www.venangocountypa.gov/Planning

FLOODPLAIN MANAGEMENT

A year of assistance to municipalities under federal audit

The federal government offers a voluntary program to all municipalities (often referred to as “communities”) throughout the nation. The National Flood Insurance Program (NFIP) - administered by the Federal Emergency Management Agency (FEMA) - was authorized by the National Flood Insurance Act of 1968. This program provides benefits to participating communities, including allowing its residents to purchase public flood insurance policies which may not be offered by the private sector.

The program also provides disaster relief funding to both the municipality and affected individuals. This act was later amended to require participating communities to regulate development in the FEMA-mapped floodplains (known as Special Flood Hazard Areas, or SFHAs) by adopting and enforcing a local Floodplain Management Ordinance.

There are minimum standards that must be met in the Ordinance in order for the community to participate in the NFIP, including (but certainly not limited to) elevation of the first floor of buildings to the Base Flood Elevation (BFE) and ensuring that enclosed space below the BFE is mitigated against the risk of flood damage.

In response to this Federal opportunity, the Commonwealth of Pennsylvania recognized the need to mitigate flood risk and adopted the Floodplain Management Act of 1978, which mandated all municipalities with SFHAs in Pennsylvania to participate in the NFIP, with more restrictive standards to be incorporated in the local ordinances, including the adoption of “freeboard” elevation which requires the first-floor to have an extra 1.5 feet of vertical elevation on top of the BFE.

There are other higher standards that communities may choose to adopt, but all the communities in Venango County have (at this time) chosen to adopt only the minimum standards required to comply with the state mandate.

There are thirty (30) communities in Venango County that have committed to participation in the NFIP by adopting an ordinance, regulating development in the floodplain, and ensuring the regulations are followed

through enforcement.

To ensure eligibility for continued participation, the federal government is authorized to audit the local community's records for the purpose of evaluating compliance with the NFIP. The consequence of failing to comply and enact corrective actions to resolve findings can jeopardize the community's participation in the NFIP and subject it to reduced or eliminated funding from both the federal and state governments.

As part of a federal pilot program testing the feasibility of county-wide auditing protocol, FEMA announced in January 2024 plans to perform a series of Community Assistance Visits (CAVs) to evaluate compliance throughout Venango County.

The role of the Venango County Regional Planning Commission in this audit is to assist the communities with collecting documentation to demonstrate compliance, and to also help property owners in instances where action must be taken in order to achieve compliance.

Following a week-long visit from FEMA to meet with municipal representatives, review documentation, and tour the floodplains of Venango County, a series of reports showed a total of about 200 potential development violations across the County.

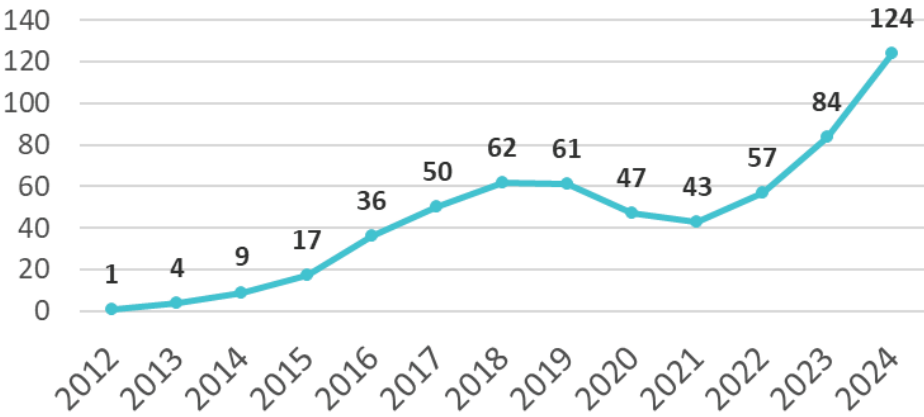
After reviewing each potential violation, almost half of them were duplicates, found not to be violations, or were not enforceable. The remaining confirmed violations must be brought into compliance through the collection of documentation or through property modifications with owner cooperation. Findings of the audit are expected to be resolved by May 2026.

When the PA Floodplain Management Act was amended to move the authority from DCED to PEMA in 2022, a new grant funding source was not established to replace the reimbursement funding that was offered as part of the Municipal Assistance Program (MAP). In the last year, the County Commissioners, on behalf of our office and the municipalities of Venango County, sent a letter asking the state to bring back funding to help pay for the administration of floodplain management at the local level. By the end of 2024, no action was taken and no word given on the status of funding.

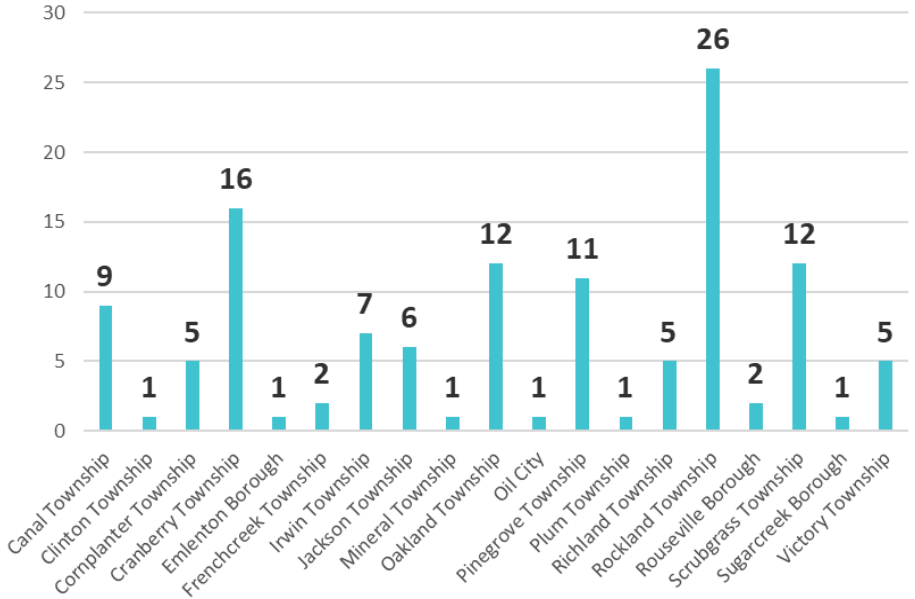
STORMWATER MANAGEMENT

Our office provides technical review of projects to ensure compliance with the local stormwater ordinances. There was another 50% increase in small project stormwater applications approved over the last year matching the rate of increase in the previous year.

Stormwater Applications by Year



Stormwater Applications by Municipality (2024)



In response to the growing need for technical assistance, more municipalities entered into agreements with the VCRPC in the last year. The following municipalities were enrolled in both stormwater and floodplain agreements by the end of 2024:

- Allegheny Township
- Canal Township
- Cherrytree Township
- Clinton Township †
- Clintonville Borough
- Cooperstown Borough †
- Cornplanter Township
- Cranberry Township *†
- Emlenton Borough
- Frenchcreek Township
- Irwin Township
- Jackson Township
- Mineral Township
- Oakland Township
- City of Oil City
- Oilcreek Township
- Pinegrove Township
- Plum Township †
- Polk Borough
- President Township
- Richland Township
- Rockland Township
- Rouseville Borough
- Sandycreek Township †¹
- Scrubgrass Township
- Sugarcreek Borough †
- Utica Borough *
- Victory Township

*new stormwater agreement in 2024
†new floodplain agreement in 2024
¹floodplain agreement only

RECYCLING CENTER

In 2024, the Venango County Community Recycling Center completed its fourth year in operation. Public use of the site continues to grow steadily year to year; and, with this increased demand, capacity on-site has grown to compliment this need. The Recycling Center has historically relied on state grant funding to provide fundamental capital investments to the facility to enhance long-term sustainability of the program. The County also generates revenue via performance-based grants and processing of cardboard material to offset costs, thereby making the facility's impact to the county budget minimal.

Located at 134 Hangar Drive, in Franklin,

Pennsylvania – next to the County's regional airport – this property is County owned. In the true spirit of recycling, the County opted to “re-use” this property, formerly known as the “County Garage,” for the recycling center. Materials currently accepted include: Plastics #1(PET), #2(HDPE) and #5, metal and aluminum cans, glass bottles (all colors), paper products (newspaper, office paper, magazines and paper board), and corrugated cardboard.

For more information on the Venango County Community Recycling Center and the County Recycling Program, please visit the county website, at www.venangocountypa.gov/recycling;

> Continued on following page

or contact Recycling Facility Manager Erik Johnson, at Erik.Johnson@venangocountypa.gov.

Special Collection Events

In 2024, the County of Venango hosted four Household Hazardous Waste (HHW)/Electronic recycling events and two Tire Collection events. These special collection events are intended to provide residents and businesses the ability to properly recycle or dispose of materials that cannot be thrown in with the regular municipal waste streams. Furthermore, this program is very important in helping to mitigate illegal dumping activities throughout the county by coordinating this service for the public.

At events held on March 2, June 1, Aug. 3, and Nov. 2, 16,728 lbs. of HHW was collected via the program. This type of waste includes all manner of paints and toxic household chemicals that can contaminate ground water if leached from the landfill. In addition to this material, 43,069 lbs. of Electronics were collected and recycled at these events. In total, approximately 590 households attended the disposal events in 2024.

The County hosted two Tire Recycling Collection events (May 4 and Oct. 26) at the Venango County Community Recycling Center for residents and businesses to drop off their old tires. A total combined weight of 45,069 lbs. of tire waste was collected from the public to be recycled – keeping this material from littering rural roads and hillsides. Additionally, properly disposing of tires effectively eliminates this material from collecting water on properties which provides a breeding ground for mosquitos that carry the West Nile Virus.

2024 Facility Upgrades and Capital Improvements

In 2024, the County of Venango utilized funding from its 2021 round of DEP 902 funding to purchase new equipment and upgrade portions of the County Recycling Center. With regards to new equipment, a mobile loading dock was procured to assist in loading of processed material, which will be sold to end users. In addition, 20 paper collection carts were purchased to assist in paper recycling at county facilities. This grant round also provided funding toward much-needed repairs/upgrades to the Recycling Center. These include repaving of the front black top section of the center's parking lot/ event staging area; replacing an old, non-functioning



overhead furnace in the northeast corner of the garage; and new, brighter, energy-efficient LED overhead lighting throughout the garage processing/ storage area. In total, \$111,254.00 in state grant funding supported these improvements to the facility and recycling program.

Municipal Solid Waste Management Plan Update 2024

The County has been in the process of updating its Municipal Solid Waste and Recycling Management Plan since 2023. This is a state-mandated plan that counties in Pennsylvania are required to implement every 10 years - with the current plan being implemented in 2015. The main goal of these plans is to secure landfill capacity for the county moving forward into the next decade. In addition, the county can review its current recycling program and set forth goals/initiatives to enhance programmatic sustainability. In 2024, the Venango County Solid Waste Advisory Committee (SWAC), met three times to discuss topics regarding solid waste and recycling in the region. Through this process, the County's consultant, Nestor Resources, has been compiling data and recommendations from the SWAC to complete a draft plan update by mid-2025. Once the draft is completed, it will be released for a public comment period; and, ultimately, presented to the County Commissioners for approval.

LOCAL DEVELOPMENT REVIEW



Marshall's store, in Cranberry Township, under construction

In 2024, the county continued its contract with Lennon, Smith, and Souleret Engineering, Inc. (LSSE), which serves as the reviewing engineering firm.

The following land developments were approved and permitted in 2024 (the yellow-highlighted developments are located in Cranberry Township):

Cardinal Solar - A roughly 125-acre solar project was permitted and began construction in 2024. Construction will continue throughout 2025.

Wagner Family Eyecare Addition - A new addition on the rear side of the existing Wagner Family Eyecare business in Cranberry, PA, along State Route 257 was constructed in 2024.

Matric Group - Matric Group, LLC,

constructed a new 20,000 square foot warehouse addition to their property in Cranberry Township. This new construction created additional space for storage, shipping, and receiving.

Frankie's Frozen Custard - A new building along State Route 322 was constructed in 2024 to house Frankie's Frozen Custard, a local business selling homemade frozen custard.

Rossbacher Insurance - Rossbacher Insurance constructed a new addition on their building along State Route 322 in Cranberry Township.

Christian Life Academy - CLA received grant funding to purchase and place two mobile classrooms on their property along State Route 257

> **Continued on following page**

2024 LAND DEVELOPMENT SUMMARY

in Seneca.

Marshalls - The third phase of the Cocco development retail plaza in Cranberry Township was approved and construction of the proposed new Marshalls building began in 2024.

Silver Dog Storage - New storage units were permitted for the existing Silver Dog Storage business in Canal Township off of State Route 322.

Barkeyville Sheetz - 2024 wrapped up the

construction of the new Sheetz gas station and convenience store, including the first commercial EV charging station in the County.

Clintonville Wastewater Treatment Plant - Clintonville Sewer and Water Authority constructed a new WWTP, blower building, and effluent discharge line along with improvements to two lift stations on the property. The new WWTP is located along Porter Road in Clintonville Borough.



A new Sheetz gas station, in Barkeyville, includes a commercial EV charging station.



Frankie's Frozen Custard in its new building, in Cranberry Twp.

HARNESSING THE SUN

A utility-scale solar development was approved and permitted in 2024 in Venango County.

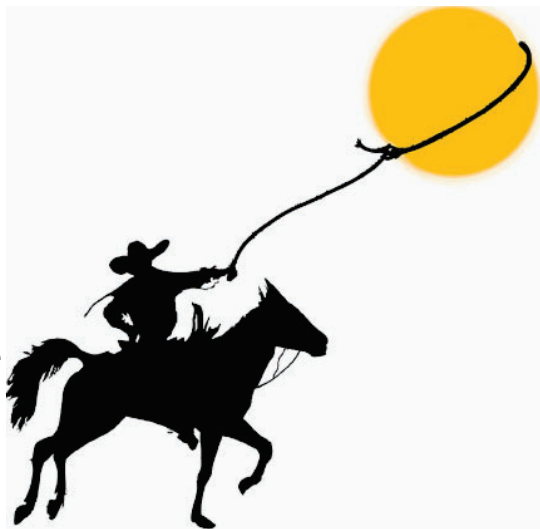
The development, Cardinal Solar, is located in Cranberry Township. The review for the project was completed in 2023, and final approval was issued in January of 2024.

Throughout 2024, the site was in active construction.

A second utility-scale development proposed in Richland Township has been in the review and planning stage throughout 2024.

The year included a sharp increase in inquiries regarding solar developments from the public, developers and municipalities alike.

In an effort to stay ahead of these developments, the following municipalities adopted



solar ordinances in 2024:

- Frenchcreek
- Richland
- Rockland
- Scrubgrass
- Utica

These five (5) municipalities join Franklin, Sandycreek, Cranberry, and Cherrytree in having an adopted solar ordinance currently.

Additionally, Utica Borough, Canal Township, and Clinton Township are reviewing

solar ordinance drafts with the intention to adopt a solar ordinance.

Staff at the Venango County Regional Planning Commission provided technical support and review for these ordinances.

2024 SUBDIVISION SUMMARY

Major Subdivisions

Gilmore Major Subdivision
– The planned subdivision along Gilmore Drive in Cranberry was originally reviewed in 2019 and recorded in 2024. The recorded plan accounts for all of the stormwater management of the parcels created by the subdivision, and an engineered stormwater management plan was approved as part of the subdivision.

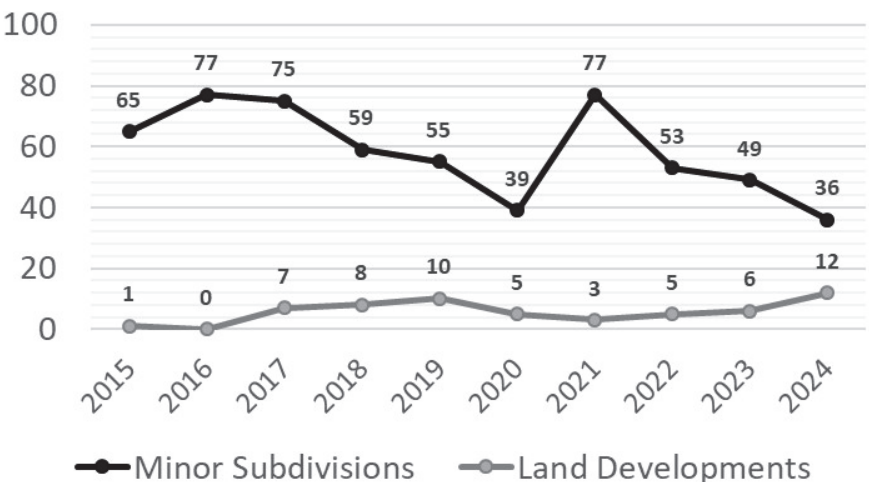
Franklin Commons – Property along Route 8 in the village of Reno in Sugarcreek Borough was subdivided to create 3 new lots in the Franklin Commons Shopping Center.

Minor Subdivisions

In 2024, there were a total of thirty-six (36) subdivisions approved by the Planning Commission. This is down 16% from 2023, which

saw forty-three (43) subdivisions approved by the Planning Commission. There were seventeen (17) new lots created in 2024.

SALDO Year-to-Year Overview



2024 PLANNING COMMISSION BOARD

CHAIR

Frank Pankratz - Cranberry Township Resident

VICE-CHAIR I

Greg Miller - Irwin Township Supervisor

VICE-CHAIR II

Sue Smith - Frenchcreek Township Resident

VICE-CHAIR III

John McClelland - Sugarcreek Borough Resident

MEMBERS

Amy Whitehill - Emlenton Borough Council

Jim Miller - Polk Borough Council

Ken Bryan - Venango County Commissioner

Larry Baughman - Sugarcreek Borough Council

John Neidich - Franklin Resident

Tracy Jamieson - Franklin Resident

Glenn Speer - Oakland Township Resident

Megan Weber - Clintonville Borough Mayor

Rod Bedow - Rockland Township Resident

Ben Porter - Clinton Township Supervisor

Anita Fuchs - Irwin Township Auditor

2024 BOARD OF COMMISSIONERS

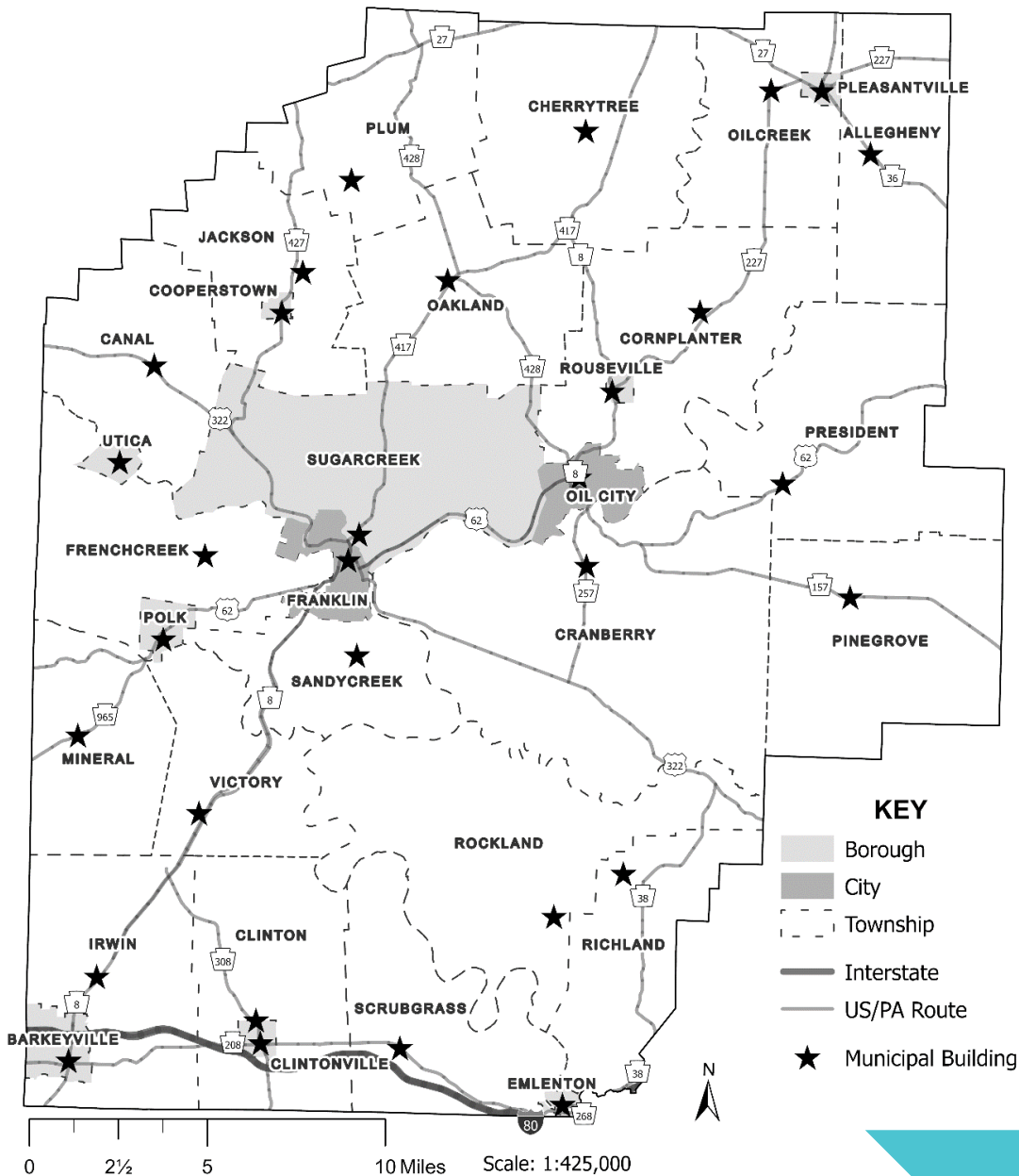


Sam Breene, Chairman
Ken Bryan, Commissioner
Albert "Chip" Abramovic, Commissioner

How to request a minor subdivision

1. Discuss the lot plan with our office and obtain application materials.
2. Request a survey from a professional licensed land surveyor.
3. Submit a draft survey copy to our office for pre-application review.
4. Notarize six (6) copies of the plan set with the planning commission title block, verifying that you understand the proposal to be compliant with the SALDO.
5. Submit completed application, all notarized copies of the plan set, and supply a \$30 check or money order made out to the Venango County Register and Recorder. Approved plans are distributed to the following parties:
 - Planning Department
 - Assessment office
 - Register and Recorder office
 - Municipality
 - Sewage Enforcement Officer (SEO)
 - Returned to the applicant via mail

VENANGO COUNTY



ALLEGHENY Township
BARKEYVILLE Borough
CANAL Township
CHERRYTREE Township
CLINTON Township
CLINTONVILLE Borough
COOPERSTOWN Borough
CORNPLANTER Township
CRANBERRY Township
EMLENTON Borough
 City of **FRANKLIN**
FRENCHCREEK Township
IRWIN Township
JACKSON Township
MINERAL Township
OAKLAND Township
 City of **OIL CITY**
OILCREEK Township
PINEGROVE Township
PLEASANTVILLE Borough
PLUM Township
POLK Borough
PRESIDENT Township
RICHLAND Township
ROCKLAND Township
ROUSEVILLE Borough
SANDYCREEK Township
SCRUBGRASS Township
SUGARCREEK Borough
UTICA Borough
VICTORY Township



Venango County
Regional Planning
Commission

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 Phone: (814) 432-9689 Fax: (814) 432-9679



www.venangocountypa.gov/Planning