



Venango County Regional Planning Commission

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

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1168 Liberty Street
P.O. Box 831
Franklin, PA 16323

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 14 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