

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – April 3, 2025**

Meeting Date: April 3, 2025

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair

Betty Smith

Ken Church

Phyllis Wimbrow

Marlene Ott

Kathy Drew

Mary Knight

Staff

Matt Laick, Deputy Director, DRP

Kristen Tremblay, Zoning Administrator, DRP

Roscoe Leslie, County Attorney

Robert Mitchell, Director, Environmental Programs

Ben Zito, DRP Specialist, DRP

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, February 6, 2025.

As the first item of business, the Planning Commission reviewed the minutes of the February 6, 2025 meeting.

Following the review, a motion was made by Ms. Drew to approve the minutes as written, Ms. Wimbrow seconded the motion, and the motion carried unanimously.

B. Review and approval of work session minutes, February 13, 2025.

As the next item of business, the Planning Commission reviewed the work session minutes of the February 13, 2025, meeting.

Following the review, a motion was made by Ms. Wimbrow to approve the minutes as written, Ms. Drew seconded the motion, and the motion carried unanimously.

C. Review and approval of work session minutes, March 13, 2025.

As the next item of business, the Planning Commission reviewed the work session minutes of the March 13, 2025, meeting.

Following the review, a motion was made by Ms. Ott to approve the minutes as written, Ms. Smith seconded the motion, and the motion carried unanimously.

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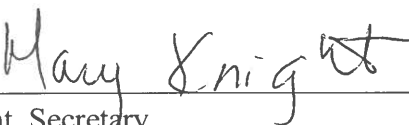
Ms. Nancy Anecharico, of 10123 Queens Circle, expressed her concerns regarding the project. She explained her concerns regarding light pollution, trespassing, noise, and other negative effects the proposed project could cause.

After further discussion, on a motion made by Ms. Wimbrow and seconded by Ms. Drew, the Planning Commission approved the site plan as submitted and granted the requested waivers to the Design Guidelines and Standards for Commercial Uses. The approval was subject to the following conditions:

- 1) A 6' high vinyl fence with added landscaping shall be installed along the property line between the subject property and the Fox Chapel Subdivision;
- 2) All lighting for the development shall comply with the Zoning and Subdivision Control Article, as well with the Design Guidelines and Standards for Commercial Uses, and shall be directed away from the Fox Chapel Subdivision;
- 3) The generator lighting structure shall be replaced with permanent pole lighting on the athletic fields.

IV. Adjourn

On a motion made by Ms. Wimbrow and seconded by Ms. Knight, the Planning Commission adjourned.



Mary Knight, Secretary



Ben Zito, DRP Specialist