

**Meadville Planning and Zoning Commission**  
**March 7, 2024**

**Attendees:** Lee Scandinaro, Courtnay Dodge, Sally Guzick, Julie Wilson, Peter Grella (City Planner), Alan Shaddinger, Renna Wrubleski (Community Development Director)

1. **Call to Order.** Sally called the meeting to order at 4:41pm.
2. **Public Comment.** None.
3. **Approve Minutes from February meeting.** Lee moves. Alan seconds. All approve.
4. **Meadville Community Revitalization/Development Corporation Event.** Peter provided an overview of the public event on February 29th, the aims of the organization (that is not yet formed), and the college's role.
5. **Review of Focus Areas for Redevelopment.** Julie presented Common Roots' proposal to redevelop Humphrey Jones as six row houses. Peter clarified it is the role of the Planning Commission to provide recommendations on reuse of properties before they are disposed of by the Redevelopment Authority. Lee motions, Sally seconds, and Alan and Courtnay vote to give their support to Common Roots' Water Street project (Julie recused herself).
6. **Housing Action Plan.** Lee raises the question as to why the Meadville Housing Authority is not included in the plan. **Courtnay** expressed the concern that the plan is too focused on housing for low-income residents; the City should also work on increasing upscale housing. **Sally** called attention to the fact that the plan does not mention challenges associated with aging in place. **Alan** moved to send our approval of the plan to Council with our comments. Lee seconds. All approve. Sally volunteered to draft the letter to Council. She will circulate for comments.
7. **Active Transportation Plan.** Alan recommends tabling discussion of Peter's ATP hierarchy of routes map. Alan moved to provide our support to the WalkWorks ATP planning grant application. Sally seconds. All approve. Sally will draft the letter of support.
8. **Redevelopment/Reuse of Park Ave. Cinema Property.** Peter again reiterated our role in providing recommendations for reuse of property. Renna, the City's Community Development Director, joined us to propose a route forward which includes issuing an RFP, based on community development objectives (connected to Climate Action Plan, Housing Action Plan, Comp Plan, CDC work, etc), not for a specific end use but with specific building requirements. Sally suggested no casino-like building, no vape shops. It should be something complementary to the ARC community greenspace. Sally also recommended thinking about the lack of childcare facilities when crafting the RFP. Sally agreed to work with Renna on the RFP. Peter asked how we would feel about the lot becoming parking. Let's just say there were some thumbs down shared.

9. **City Comprehensive Plan Update.** Jason was not available to provide updates. Sally has connections to Allentown, York, and Chester people if we want to talk to them. Peter reiterated the need for Community Development Objectives.

10. **Other.**

11. **Adjournment.** Lee moves to adjourn. Sally seconds. All approve. 6:13pm. We are out.

Submitted by: Julie Wilson