

MEETING MINUTES
PLANNING COMMISSION
BOROUGH OF PARKESBURG, PA
MARCH 26, 2026

PC MEMBERS PRESENT –

Todd Brade
Matthew Marran
Casey Wyatt
Josh Eastep
Dave Bashore

Call to Order. Mr. Bashore called the meeting to order in the Caucus room at Borough Hall at 7:00 p.m.

Quorum. A quorum of members was present.

Announcements. Mr. Bashore advised PC members of two pieces of planning-related legislation that have been introduced in the PA General Assembly by Senator Katie Muth of the 44th District et al:

* Senate Bill 1114, the PA Ratepayer Protection Act, would establish a dedicated utility rate class for large-load customers, including mega-data centers, and require them (not residents or small businesses) to fully cover the cost of their transmission infrastructure buildout and operations. The bill was referred to the Senate Consumer Protection and Professional Licensure Committee.

* Senate Bill 1152 would amend the PA Human Relations Act by prohibiting property owners from denying housing to individuals based solely on their lawful source of income, including housing vouchers, child support, public assistance, and pension payments. The bill was referred to the Senate Urban Affairs and Housing Committee.

Approval of Minutes.

* Mr. Brade moved to approve the minutes of the PC's January 29, 2026, meeting. Seconded by Mr. Eastep, the motion passed 5-0.

* Mr. Brade then moved to approve the minutes of the PC's February 26, 2026, meeting. Seconded by Mr. Marran, the motion passed 5-0.

Old Business.

Update on Parke Mansion Estates Development Plan.

* Mr. Bashore reported that Solicitor Carnes and Engineer Van Arsdale had advised him that D.R. Horton is in the process of recording the approved plan with the County and has submitted to the Borough the necessary bonding and related paperwork, including an initial payment of \$__ of \$323,000 required as a condition of the plan's approval. Construction of 323 townhouses and related infrastructure, including a new traffic signal system at the intersection of PA Rte. 10 and Main Street, is expected to start soon.

* Ms. Wyatt asked if the developer has completed the agreed-upon punchlist of improvements to the mansion. She was advised to contact Mr. Carnes for information regarding that and whether a decision has been about whom the mansion would be deeded to (i.e., the Borough or the Parkesburg Historical Society).

* Mr. Brade advised PC members that the owner of the Brandywine Quarry attended a recent Borough Council meeting to discuss her concerns about how the construction of the townhouses could impact her ability to conduct future blasting.

Update on Comprehensive Plan Implementation project.

* Ms. Wyatt briefed the group on the updated Google document comprising 13 of the 31 action items in the Borough's 2020 Comprehensive Plan that were assigned, in part or whole, to the PC.

* PC members then decided by consensus to eliminate 18 items that would better be overseen by another entity and then discussed and ranked the 13 remaining items in recommended priority.

* Ms. Wyatt updated the Google document with those 13 items to reflect their order of priority for further discussion and recommended approval at a future PC meeting before they're sent to Borough Council members for their consideration.

New Business.

Authorization to Approve the PC's 2025 Annual Report and Send it to Council and Request its Posting on the Borough Website.

* Mr. Marran moved to approve the annual report and send it to Council and for posting on Parkesburg.gov. Seconded by Mr. Eastep, the motion passed 5-0.

Adjourn. There being no further business, Mr. Brade moved to adjourn the meeting. The motion was seconded by Ms. Wyatt and passed 5-0. The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

/s/

Dave Bashore, Chair

(NOTE: *These minutes were approved 4-0 by the Planning Commission on 4/30/2026.***)**