

HERMITAGE PLANNING COMMISSION

MINUTES

Monday
January 4, 2010
Regular Meeting
8:30 a.m.

MEMBERS PRESENT:

Chuck Rogers – Chairman
Ed Benton
John Coupland
Matt Liburdi
Chester B. Scholl
Mary Dee Wellman-Donald

MEMBERS ABSENT:

Woody Steele – Secretary
Mark Passalinqua
James Tamber

OTHERS PRESENT:

Marcia Hirschmann
Tom Kuster
Cindy Pagliaroli
Ian Garfoli
Jan Farmakis
Jeremy Coxe
Nathan Zampogna
Joe Kurtanich
Mike Ristvey
Joe Pinchot

Mr. Rogers called the meeting to order at 8:31 a.m. in the Hermitage Municipal Building.

Mr. Rogers asked for public input. There was none.

APPROVAL OF MINUTES:

Mr. Rogers asked for approval of the minutes of the December 7, 2009 meeting. Dr. Coupland made a motion to approve the December 7th minutes. Mr. Liburdi seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

SUBDIVISION PLANS:

Resubdivision of Lot 2 Bell Telephone Co. of PA into Lots 2A & 2B (Freedland Road)

Mrs. Hirschmann explained that the purpose of this plan is to subdivide Lot 2 and create Lots 2A and 2B. Lot 2A is a non-building lot of .69 acre, which is to be conveyed to Ellwood Crankshaft and become part of Lot 3. Lot 2B, consisting of 4.98 acres, is to be retained by Verizon.

Approval of the plan would have the following conditions.

- 1) Drawing corrections
- 2) Two sets of permanent ink mylars with signatures and seals

Mr. Rogers asked for questions or comments. There were none. Mr. Liburdi made a motion to approve the Resubdivision of Lot 2 Bell Telephone Co. of PA into Lots 2A & 2B with the noted conditions. Mr. Scholl seconded the motion. The motion to approve carried unanimously.

Ristvey-Highland Professional Center Plan – Lots 1A, 1B, 2 & 3 (Highland Road)

Mrs. Hirschmann explained that the purpose of this plan is to create Lots 1A & 1B from the lands of Nancy Ristvey, and to create Lots 2 & 3 from the lands of Highland Professional Center Condominium. Lot 1A & Lot 2 are not approved as separate building lots, but are to be combined to make one parcel for future development. Lot 1B and Lot 3 are to be retained by their current owners.

Approval of the plan would have the following conditions.

- 1) Drawing corrections
- 2) Two sets of permanent ink mylars with signatures and seals

Mr. Rogers asked for questions or comments. There were none. Mr. Scholl made a motion to approve the Ristvey-Highland Professional Center Plan – Lots 1A, 1B, 2 & 3 with the noted conditions. Dr. Coupland seconded the motion. The motion to approve carried unanimously.

LAND DEVELOPMENT PLANS:

Hermitage Water Pollution Control Plant Phase 2 Improvements Project (Broadway Avenue)

Mrs. Hirschmann explained that the purpose of this plan is for the proposed expansion of the water pollution control plant. She stated that the engineer for this project is Herbert, Rowland & Grubic, Inc. and noted that since they are also the City's consulting engineer, the review for this plan will be done by Wallace & Pancher, Inc. Ian Garfoli, Hermitage Municipal Authority Project Manager, gave a brief overview of the project, pointing out the components of the expansion.

Approval of the plan would have the following conditions.

- 1) Drawing corrections
- 2) Approval of Stormwater Management Report by Wallace & Pancher, Inc.
- 3) Approval of DEP Permit or NPDES Permit if necessary
- 4) Two sets of permanent ink mylars with signatures and seals

Mr. Rogers asked for questions or comments. There were none. Mr. Scholl made a motion to approve the Hermitage Water Pollution Control Plant Phase 2 Improvements Project with the noted conditions. Mr. Liburdi seconded the motion. The motion to approve carried unanimously.

OTHER BUSINESS:

Mercer County Regional Planning Commission update – Mr. Benton reported that at the last meeting the 2010 budget was approved, officers were elected, the meeting schedule was established and a report was given regarding a traffic congestion study that will be performed in Mercer County. He also noted that the Commission's website, www.mcrpc.com, reflects the current status of ongoing projects. Mr. Benton said that there were no items on the agenda that related to Hermitage.

2010 CDBG Application – Jeremy Coxe presented an overview of the proposed Community Development Block Grant program for 2010, stating that the anticipated grant eligibility is \$379,129. He stated that the funds would be used for public facility projects, such as street

improvements in the Rombold Road area. He said that the funds are also used for housing rehabilitation and community facilities projects.

Mr. Rogers asked for public comments. Mike Ristvey asked if the City of Hermitage paid any money to the Mercer County Regional Planning Commission. Mrs. Hirschmann replied that the City pays annual dues. Mr. Ristvey asked if the City is mandated to do so. Solicitor Tom Kuster stated that membership in the MCRPC is discretionary and that the City has always been a member. Mr. Ristvey stated his displeasure with the MCRPC due to the fact that it commented that it did not want more commercial development on North Hermitage Road because it would draw more traffic.

The meeting adjourned at 8:49 a.m.

Respectfully submitted,

Cindy Pagliaroli

Date prepared – January 5, 2010

Date approved –