

# HERMITAGE PLANNING COMMISSION

## MINUTES

Monday  
January 5, 2009  
Regular Meeting  
8:30 a.m.

### MEMBERS PRESENT:

Chuck Rogers – Chairman  
Woody Steele – Secretary  
Ed Benton  
Matt Liburdi  
Shannon McConnell  
Mark Passalinqua  
Chester B. Scholl  
James Tamber

### MEMBERS ABSENT:

John Coupland

### OTHERS PRESENT:

Marcia Hirschmann  
Tom Kuster, City Solicitor  
Cindy Pagliaroli  
Jeremy Coxe  
Nathan Zampogna  
Scott Smith  
Gary Hinkson  
Gary Gulla  
Patsy Zarilla  
Lee Ligo  
Carl Gravatt  
Joe Pinchot

Mr. Rogers called the meeting to order at 8:30 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 November 3, 2008 meeting. Mr. Benton made a motion to approve the November 3<sup>rd</sup> minutes. Mr. Passalinqua seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

### **LAND DEVELOPMENT PLANS:**

#### **Chadwick Commons – Lot 1 Minor Land Development Plan (Morefield Road)**

Mrs. Hirschmann explained that the purpose of this residential plan is for a four-unit condominium development, with one of the units being a single, freestanding dwelling and the remaining three units being attached. It is adjacent to the existing Chadwick Condominiums. She stated that the stormwater management will be handled by a rain garden and also noted the addition of a sidewalk, landscaping and fence.

Approval of the plan would have the following contingencies.

- 1) Drawing corrections
- 2) Approval of Stormwater Management Report by City engineer
- 3) Two sets of permanent ink mylars with signatures and seals

Mrs. McConnell asked if there would be a driveway connection to the Chadwick Condominiums in an effort to eliminate the driveway on Morefield Road. Patsy Zarilla of Wallace & Pancher Inc. replied that there is not sufficient room to add a driveway connection and also that the Chadwick Condominiums Association does not want a driveway into their existing development. He noted that the Lot 1 development would be a separate condominium association.

Mr. Rogers asked for questions or comments on this plan. There were none. Mr. Passalinqua made a motion to approve the Chadwick Commons – Lot 1 Minor Land Development Plan with the noted contingencies. Mr. Benton seconded the motion. The motion carried unanimously.

### **Chadwick Commons – Lot 3 Minor Land Development Plan (Cambridge Drive)**

Mrs. Hirschmann explained that the purpose of this plan is for a condominium development on the eastern half of lot 3, with one dwelling already under construction and plans for five additional dwellings. The existing pond to the north will handle the stormwater management. Access to the site will be by a proposed easterly extension of Cambridge Drive, which may become a public street in the future but will be owned and maintained by the condominium association at the present time. Mrs. Hirschmann noted that this street extension is currently utilized by one existing house on Brandywine Drive.

Approval of the plan would have the following contingencies.

- 1) Drawing corrections
- 2) Approval of Stormwater Management Report by City engineer
- 3) Two sets of permanent ink mylars with signatures and seals

Mr. Rogers noted that the proposed condominiums do not have a street that connects to the existing Chadwick Condominiums. He asked if this development would also be a separate condominium association. Mr. Zarilla replied yes.

Mr. Rogers suggested that future plan submissions show the dimensions between buildings.

Mr. Rogers also suggested that the existing pine tree buffer on the south side of the property be extended further west to provide more privacy for the adjoining residential property.

Mr. Rogers asked for questions or comments on this plan. There were none. Mr. Passalinqua made a motion to approve the Chadwick Commons – Lot 3 Minor Land Development Plan with the noted contingencies. Mr. Tamber seconded the motion. The motion carried unanimously.

### **Byzantine Inc. Minor Land Development Plan (North Hermitage Road)**

Mrs. Hirschmann introduced Lee Ligo of Ligo Architects, who distributed drawings of the proposed site design and improvements. Mrs. Hirschmann then explained that the purpose of this plan is for an addition to the existing Dollar General building to create a drive-thru for Farmer's National Bank. The building interior will be redesigned to accommodate the Dollar General store in a smaller space, Farmer's National Bank and an additional tenant. Mrs. Hirschmann noted that the proposed improvements to the site include curbing, parking revisions, landscaping, sidewalks and a dumpster enclosure.

Approval of the plan would have the following contingencies.

- 1) Drawing corrections
- 2) Approval of PennDot Highway Occupancy Permit (driveway closure on Lamor Road)
- 3) Two sets of permanent ink mylars with signatures and seals

Mrs. Hirschmann stated that the developer has agreed to close the eastern, existing driveway on Lamor Road, which the City and PennDOT feel would improve traffic safety in this location.

Mrs. McConnell asked where the delivery trucks would unload. Mr. Ligo responded that would take place in the back corner of the parking lot, along Lamor Road. He noted that most deliveries occur at night.

Mr. Liburdi asked if there was access to this site from the rear of the property. Mrs. Hirschmann responded that there was none, due to the steepness of the grade. She noted that the empty lot behind the site is zoned Highway Commercial and stated that if there were future development of that lot, the steep grade would likely affect the connectivity of the lots.

Mr. Ligo stated that the access drive to the Hickory Grille property has yet to be reviewed by the Springfield Group, but it has been shown on the plan and will remain as shown if there are no objections.

Mr. Rogers expressed concern that with this development the downgrade from the drive-thru to the Lamor Road driveway will become steeper than it is at present, adding that slippery weather conditions may cause vehicles to slide through the driveway onto Lamor Road.

Mr. Rogers also suggested that the dumpster might be relocated in order to move it away from the road and closer to the loading dock. He also stated his concern regarding the lack of an attempt to aesthetically improve the north side of the building, which is visible from Lamor Road. Mr. Ligo responded that he would discuss possible improvements with the owners.

Mr. Rogers asked for a motion for approval of this plan. Mr. Steele made a motion to approve the Byzantine Inc. Minor Land Development Plan with the noted contingencies. Mr. Scholl seconded the motion. Mr. Rogers opposed the motion. The motion to approve carried.

### **OTHER BUSINESS:**

**2009 CDBG Application** – Jeremy Coxe presented an overview of the proposed Community Development Block Grant program for 2009, stating that the anticipated grant eligibility is \$370,799. He noted that the program is geared to individuals with low to moderate income. He said that funds are used for housing rehabilitation and public facilities and improvements. He briefly explained the way that the program is administrated and funds are utilized.

Mr. Steele asked if the 18% administrative allocation could be reduced. Mr. Coxe explained that the program and Federal requirements entail a huge amount of paperwork and staff time.

**Mercer County Regional Planning Commission update** – Mr. Benton stated that the 2009 budget was approved with no significant increases. He noted that there were no agenda items regarding the City of Hermitage.

Mrs. Hirschmann noted that the Sign Committee has been meeting and will prepare a recommendation to be presented to the Planning Commission in February.

There were no public comments. The meeting adjourned at 9:20 a.m.

Respectfully submitted,

Cindy Pagliaroli  
January 8, 2009