

# HERMITAGE PLANNING COMMISSION

## MINUTES

Monday  
February 4, 2008  
Regular Meeting  
8:30 a.m.

### MEMBERS PRESENT:

Chuck Rogers – Chairman  
Woody Steele – Secretary  
Ed Benton  
John Coupland  
Shannon McConnell  
Chester B. Scholl

### MEMBERS ABSENT:

Mark Passalinqua  
James Tamber

### OTHERS PRESENT:

Jeremy Coxe  
Tom Kuster  
Cindy Pagliaroli  
Gary Hinkson  
Gary Gulla  
Jan Farmakis  
Dale Buxton  
Joe Pinchot

Mr. Rogers called the meeting to order at 8:30 a.m. in the Hermitage Municipal Building, Conference Room #303.

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

### **ELECTION OF OFFICERS:**

Mr. Rogers asked for nominations for Planning Commission Chairman. Mr. Benton made a motion to re-elect Mr. Rogers as Chairman. Dr. Coupland seconded the motion. The motion carried unanimously.

Mr. Rogers asked for nominations for Planning Commission Secretary. Dr. Coupland made a motion to re-elect Mr. Steele as Secretary. Mrs. McConnell seconded the motion. The motion carried unanimously.

### **APPROVAL OF MINUTES:**

Mr. Rogers asked for approval of the minutes of the January 14, 2008 meeting. Mr. Benton made a motion to approve the January 14<sup>th</sup> minutes. Mr. Scholl seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

### **SKETCH PLANS:**

#### **Buxton Subdivision (Virginia Road)**

Mr. Coxe explained that Dale Buxton is proposing a 33 lot subdivision with a waiver request to Sections 801.3 and 802.12. The waiver request is in regard to required access / right-of-way to adjoining, unsubdivided lands. The developer has stated that wetlands and a gas line right-of-way to the north of the property are the reasons for the waiver request.

There was a discussion of possible access / rights-of-way from the proposed development to surrounding parcels; the future extension of South Robertson Road was mentioned as one possible connection if the new development provided a right-of-way through lot 31. Mr. Buxton again noted that there are wetlands in that area, but he agreed to provide the requested right-of-way.

There was a brief discussion about access to the Lorenwood development and the proposed athletic fields complex. It was noted that access is provided by a right-of-way between lots 17 and 19 of the proposed Buxton development.

Mr. Steele made a motion to approve the Buxton Subdivision Sketch Plan with the inclusion of a right-of-way through lot 31 to the adjoining lands of Steenson to the north. Dr. Coupland seconded the motion. The motion carried unanimously.

Attorney Kuster stated that the waiver request would no longer be necessary since Mr. Buxton has agreed to provide the right-of-way.

### **SUBDIVISION PLANS:**

#### **LindenPointe Subdivision Replat Lot 19A into Lots 19A-1 & 19D (Innovation Way)**

Mr. Coxe explained that the purpose of this plan is to subdivide Lot 19A into Lots 19A-1 (future Technology Innovation & Development Center) and 19-D (future Training & Workforce Development Building). The subdivision includes a Request for Modification (“waiver”) to Section 802.5A regarding a temporary or permanent cul-de-sac.

Approval of the plan would have the following contingencies.

- 1) Drawing corrections
- 2) Executed waterline extension agreement
- 3) Completion of roadway and related infrastructure or posting of financial security
- 4) Two sets of permanent ink mylars with signatures and seals
- 5) Approval of modification to Section 802.5A of the Subdivision & Land Development Ordinance by Hermitage Board of Commissioners

Mr. Coxe stated the reasons for the waiver request as: the proposed roadway is planned for future extension to the east into Lot 18; Lot 19D will contain a blanket easement allowing for roadway maintenance and vehicle turn-arounds; the existing design of the roadway allows for access to parking facilities that will be located within Lot 19D.

Gary Gulla stated that the purpose for the subdivision is that the building proposed for Lot 19D will be financed with federal funds and it is required to be on a separate parcel.

Mr. Scholl questioned the planned absence of a cul-de-sac, which is normally required, since there would be no connecting roadway at the time of the lot development. There was a lengthy discussion about future connections and rights-of-way between the existing lots encircled by Innovation Way.

Mr. Rogers asked for questions or comments on this plan. There were none. Mr. Benton made a motion to approve the LindenPointe Subdivision Replat Lot 19A into Lots 19A-1 & 19D with the noted contingencies. Mr. Steele seconded the motion. Mr. Rogers and Mrs. McConnell voted in favor of the motion. The motion carried.

**OTHER BUSINESS:**

**Shenango Valley Multi-Municipal Comprehensive Plan update** – Mr. Coxe noted that representatives from Mercer County Regional Planning Commission would attend the March 3<sup>rd</sup> meeting of the Hermitage Planning Commission for discussion.

**Mercer County Regional Planning Commission update** – Mr. Benton stated that the 2008 budget and organization structure were approved at the last meeting. He noted that there were no issues on the agenda relative to the City of Hermitage.

Mr. Rogers asked if there were any updates on the Ristvey / Johnson rezoning requests. Mr. Coxe replied that the public hearing was held January 23<sup>rd</sup> and the final vote is scheduled for February 27<sup>th</sup>.

Mr. Rogers asked about the status of the Institutional-3 zoning district. Mr. Coxe replied that the IN-3 zoning district has been approved and is now included in the Hermitage Zoning Ordinance and Map.

There were no public comments. The meeting adjourned at 9:10 a.m.

Respectfully submitted,

Cindy Pagliaroli  
February 4, 2008