

# HERMITAGE PLANNING COMMISSION

## MINUTES

Monday  
February 5, 2007  
Regular Meeting  
8:30 a.m.

### MEMBERS PRESENT:

Chuck Rogers – Chairman  
Laura Blaire  
John Coupland  
Shannon McConnell  
Chester B. Scholl  
James Tamber

### MEMBERS ABSENT:

Woody Steele – Secretary  
Ed Benton  
Mark Passalinqua

### OTHERS PRESENT:

Marcia Hirschmann  
Jeremy Coxe  
Cindy Pagliaroli  
Jan Farmakis  
Nathan Zampogna  
Gary Hinkson  
Gary Gulla  
Joe Pinchot  
Joe Gonda  
Dave Smith

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 a motion for a slate of officers or individual nominations. Dr. Coupland motioned that the officers of the Hermitage Planning Commission remain the same. Mr. Tamber seconded the motion. Mr. Rogers noted that currently he, Charles Rogers, is Chairman and Woody Steele is Secretary. The motion carried unanimously.

### **APPROVAL OF MINUTES:**

Mr. Rogers asked for approval of the minutes of the January 8, 2007 meeting. Mr. Scholl made a motion to approve the January 8<sup>th</sup> minutes. Mrs. McConnell seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

### **LAND DEVELOPMENT PLANS:**

#### **Settlers Walk Phase I (Clarksville Road)**

Mrs. Hirschmann noted that the Planning Commission had reviewed a sketch plan for this development last year under the name Dunham Ridge. She said that at that time an issue of concern was the requirement of a second entrance, and that the two driveways now shown on the proposed plan have resolved that issue.

Mrs. Hirschmann explained that the purpose of this land development plan is for the development of Phase I of a proposed condominium development consisting of 14 four-unit buildings and a clubhouse. She stated that the zoning district is R-2-100, which allows for multi-family residential as a permitted use. Mrs. Hirschmann said that the sanitary sewers will be constructed to be public sewers owned and maintained by the Municipal Authority, but the homeowner's association of the condominiums will privately own the streets and stormwater management system.

Approval of the plan would have the following contingencies.

- 1.) Drawing corrections
- 2.) Approval of Stormwater Management Report and Infrastructure Design by City Engineer
- 3.) Approval of DEP Permit or NPDES Permit if necessary
- 4.) Two sets of permanent ink mylars with signatures and seals

Mr. Rogers asked the project developer Dave Smith the reason for retaining ownership of the streets. Mr. Smith replied that if ownership was granted to the City, a right-of-way would be required and setbacks would push the units further back from the edge of the pavement. Mr. Rogers reminded Mr. Smith that the City would not be responsible for snow plowing and maintenance.

Mr. Rogers suggested the need for a temporary gravel turn-around for the units located in the east section of the development. Mr. Smith replied that the second driveway to be used as a construction road will be gravel and available for use by the residents. He said that the parking lot for the clubhouse could also be used as a turn-around.

Mr. Rogers asked for a motion for approval. Mrs. McConnell made a motion to approve the Settlers Walk Phase I Land Development Plan with the noted contingencies. Mr. Scholl seconded the motion. The motion carried unanimously.

### **OTHER BUSINESS:**

**Hermitage Town Center Project update** – Mr. Coxe said that the plan is now complete and a recommendation from the Planning Commission to the Board of Commissioners for acceptance of this plan is needed.

Mrs. McConnell questioned the widths of East State Street and the number of traffic lanes. Mrs. Hirschmann stated that many of the details of the plan would need to be addressed individually upon implementation of the plan. She said that the purpose of the final plan is to present a vision of the proposed town center area, outlining the various aspects that need to be reviewed in order to bring it into a construction phase. Mrs. Hirschmann noted that the plan would need to be studied to determine the order in which projects will be started, along with the cost and funding of those projects.

Dr. Coupland asked what language would be used in the acceptance of the town center plan and whether it would be a bottleneck to future development. Mrs. Hirschmann replied that if the Town Center Plan is adopted, all proposed changes would be reviewed and acted on separately by the Planning Commission and the Board of Commissioners. Dr. Coupland suggested that the Planning Commission approve the Town Center Plan as prepared by Strada Architects with the understanding that it is a plan only, and that in the future every individual aspect of the plan must be approved on its own merit.

Mr. Rogers stated that he felt the plan as presented was inspirational in the concept of a downtown center. He said that he would like a recommendation from the Planning Commission to the Board of Commissioners that the plan should be accepted and advancement of the plan should be pursued.

Dr. Coupland motioned to accept the plan as prepared by Strada Architects but that everything hereafter is voted for on its own merit. Mrs. McConnell seconded the motion. The motion carried unanimously.

**Shenango Valley Multi-Municipal Comprehensive Plan update** – Mr. Hirschmann said that the next public meeting is tentatively scheduled for early March at the Penn State Campus in Sharon. She noted that she would forward additional information to the Planning Commission members as it is made available.

**Mercer County Regional Planning Commission update** – Mr. Rogers reported that the Palisin rezoning was voted on at the last meeting, with the vote being 22 to 11 in favor of not changing the zoning.

He also stated that the commission voted on their recommendations to the Mercer County Commissioners regarding block grant funding, noting that their policy is to grant funding at 100% of requests in order to ensure that a project will be completed.

Mr. Coxe announced that the City website has been updated and now includes a page devoted to the Planning Commission that will include meeting agendas and minutes. He also noted that a projector is now available to display large plans or any other material that the Planning Commission would like to present at public meetings.

There were no public comments. The meeting adjourned at 9:02 a.m.

Respectfully submitted,

Cindy Pagliaroli  
February 6, 2007