

HERMITAGE PLANNING COMMISSION

MINUTES

Monday
March 3, 2008
Regular Meeting
8:30 a.m.

MEMBERS PRESENT:

Woody Steele – Secretary
John Coupland
Matt Liburdi
Shannon McConnell
Mark Passalinqua
Chester B. Scholl

MEMBERS ABSENT:

Chuck Rogers – Chairman
Ed Benton
James Tamber

OTHERS PRESENT:

Marcia Hirschmann
Tom Kuster
Cindy Pagliaroli
Gary Hinkson
Gary Gulla
Jan Farmakis
Jeremy Coxe
Scott Smith
Nathan Zampogna
Chris Winslow
Dan Gracenin
Brian Barnhizer
Joe Pinchot

There were two others present.

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

Mr. Steele introduced new Planning Commission member Matt Liburdi.

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

APPROVAL OF MINUTES:

Mr. Steele asked for approval of the minutes of the February 4, 2008 meeting. Dr. Coupland made a motion to approve the February 4th minutes. Mr. Passalinqua seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

LAND DEVELOPMENT PLANS:

Hermitage Athletic Complex Phase I Land Development Plan (South Darby Road)

Mrs. Hirschmann explained that the purpose of this plan is for the construction of Phase I of the City of Hermitage athletic fields complex. She stated that Phase I will include two softball or baseball fields, one large soccer and/or midget football field, parking, an access road, utilities, and a concession building. Mrs. Hirschmann also said that alternate bids would be taken for additional fields and parking, dependent upon budget allowances or future funding sources. Mrs. Hirschmann noted that construction of the complex is planned for 2008, with fields being playable in 2009.

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. Steele asked if there was another access road to the planned complex. Mrs. Hirschmann responded that there was no vehicular access, but there will be a trail connecting to the Little League complex that could be used by emergency vehicles. She also noted that there would possibly be another trail that will connect to the Lorenwood development.

Mr. Steele asked for questions or comments on this plan. There were none. Mrs. McConnell made a motion to approve the Hermitage Athletic Complex Phase I Land Development Plan with the noted contingencies. Mr. Scholl seconded the motion. The motion carried unanimously.

DQ Grill & Chill Land Development Plan (North Hermitage Road)

Mrs. Hirschmann explained that the purpose of this plan is for the construction of a one-story, 3,278 square foot restaurant building to be located between the Shenango Valley YMCA and the Golden Corral restaurant.

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. Steele asked for questions on this plan. Mrs. McConnell asked if another traffic light would be installed on North Hermitage Road at the access road by the proposed building. Mrs. Hirschmann replied that the design of the development is such that the current traffic signal is centrally located so that all traffic can easily access it.

Mr. Steele asked for additional questions or comments on this plan. There were none. Dr. Coupland made a motion to approve the DQ Grill & Chill Land Development Plan with the noted contingencies. Mr. Passalinqua seconded the motion. The motion carried unanimously.

Ellwood Crankshaft 2008 Building Addition Industrial Land Development Plan (Freedland Road)

Mrs. Hirschmann explained that the purpose of this plan is for the construction of a one-story, 24,200 square foot building addition to the existing building.

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. Steele asked for questions or comments on this plan. There were none. Mrs. McConnell made a motion to approve the Ellwood Crankshaft 2008 Building Addition Industrial Land Development Plan with the noted contingencies. Mr. Scholl seconded the motion. The motion carried unanimously.

PLANNING MODULES:

Camelot Estates Subdivision Lots 1 – 31 (Virginia Road)

Mrs. Hirschmann explained that this is the standard Planning Module to accompany the subdivision being proposed by Mr. Buxton.

Mr. Steele asked for questions. Dr. Coupland asked how this development would connect to the neighboring developments. Mrs. Hirschmann replied that the street will connect to the existing Northwoods Drive and the development will also provide a future right-of-way to the north. Mrs. McConnell asked if there would be a connection to the Lorenwood Development. Mrs. Hirschmann said that there is a right-of-way to the existing pond in the Lorenwood Development.

Mr. Steele asked for additional questions. There were none. Mr. Steele asked for a motion for approval. Mr. Liburdi made a motion to approve the Planning Module for the Camelot Estates Subdivision Lots 1-31. Mr. Scholl seconded the motion. The motion carried unanimously.

OTHER BUSINESS:

Shenango Valley Multi-Municipal Comprehensive Plan update – Brian Barnhizer of the Mercer County Regional Planning Commission made a presentation that gave an overview of the Multi-Municipal Comprehensive Plan.

Dan Gracenin, Director of the Mercer County Regional Planning Commission noted that adoption of the Comprehensive Plan could take place anytime in the near future, but implementation of the Plan will be at the discretion of each municipality.

Mrs. Hirschmann asked how the public hearings on the Plan would be scheduled. Mr. Barnhizer replied that each municipality could hold its own public hearing, or a joint public hearing including all of the participating municipalities could be scheduled.

Mercer County Regional Planning Commission update – Mr. Benton forwarded a message that the last meeting was cancelled due to inclement weather.

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

Respectfully submitted,

Cindy Pagliaroli
March 4, 2008