

HERMITAGE PLANNING COMMISSION

MINUTES

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

MEMBERS PRESENT:

Chuck Rogers – Chairman
Woody Steele – Secretary
Ed Benton
John Coupland
Shannon McConnell
Mark Passalinqua
James Tamber

OTHERS PRESENT:

Marcia Hirschmann
Jeremy Coxe
Cindy Pagliaroli
Jan Farmakis
Nathan Zampogna
Dan Wallace
Brian Pancher
Joe Pinchot

MEMBERS ABSENT:

Chester B. Scholl
Laura Blaire

Mr. Rogers called the meeting to order at 8:30 a.m. in the Hermitage Municipal Building, Conference Room #410.

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

APPROVAL OF MINUTES:

Mr. Rogers asked for approval of the minutes of the February 5, 2007 meeting. Mr. Benton made a motion to approve the February 5th minutes. Mr. Passalinqua seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

SUBDIVISION PLANS:

Final Lot 4 Wiesen Subdivision (North Darby Road)

Mrs. Hirschmann explained that the purpose of this subdivision is to convey Lot 4, a non-building lot, to become part of the adjoining Lot 2.

Approval of the plan would have the following contingencies.

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

Mr. Rogers asked for comments on this plan. There were none. Dr. Coupland made a motion to approve the Final Lot 4 Wiesen Subdivision with the noted contingencies. Mr. Tamber seconded the motion. The motion carried unanimously.

Harry E. & Bertha L. Coulter Subdivision Lot #1 Final Plan (Lamor Road)

Mrs. Hirschmann explained that the purpose of this subdivision is to create a parcel for construction of the Daniel Drive pump station. She noted that this pump station would provide sewer service to homes on Daniel Drive and Lamor Road.

Approval of the plan would have the following contingencies.

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

Mr. Rogers asked for comments on this plan. There were none. Mr. Tamber made a motion to approve the Harry E. & Bertha L. Coulter Subdivision Lot #1 Final Plan with the noted contingencies. Mrs. McConnell seconded the motion. The motion carried unanimously.

Mr. Rogers suggested that the City and Municipal Authority should consider ways to design pump stations to be more aesthetically pleasing.

LAND DEVELOPMENT PLANS:

Wallace & Pancher, Inc. Office Building Expansion Major Land Development Plan (1085 South Hermitage Road)

Mrs. Hirschmann explained that the purpose of this land development plan is for a proposed 2,387 square foot, one-story addition to the existing 1,842 square foot, one-story office building and for the addition of 10,983 square feet of parking area. She noted that Wallace & Pancher, Inc. was granted a variance for the width of a portion of the buffer on the north side of the property, but the planting density will be in accordance with the Zoning Ordinance requirements.

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.) Two sets of permanent ink mylars with signatures and seals

Mr. Rogers asked if the architecture of the building would reflect a residential style. Dan Wallace of Wallace & Pancher, Inc. stated that it would and gave a brief description of the design of the proposed addition.

Dr. Coupland inquired if any of the neighbors had voiced objections to this plan. Mr. Wallace said that one neighbor commented on the lighting and he noted that he has tried to buffer the sign lighting with plantings.

Dr. Coupland made a motion to approve the Wallace & Pancher, Inc. Office Building Expansion Major Land Development Plan with the noted contingencies. Mr. Passalinqua seconded the motion. The motion carried unanimously.

OTHER BUSINESS:

Shenango Valley Multi-Municipal Comprehensive Plan update – Mrs. Hirschmann stated that she and Jeremy Coxe met with the consultant after the last Steering Committee meeting to discuss the Future Land Use Map, which has since been updated to reflect staff recommendations. She advised the Planning Commission members that the next public meeting for discussion of the Comprehensive Plan would be on the evening of Tuesday, March 20th at Penn State College, Shenango Campus.

Mrs. Hirschmann proceeded to review the updated Future Land Use Map and offered these comments:

- River & Stream Conservation areas would not be developed with buildings and would reflect the recommendations of the Eight Headwaters Study.
- The description of the Rural / Agriculture / Low Density Residential district has been changed, as requested by the Planning Commission, so that it no longer contains wording that would impose sewer limitations.
- Suburban Residential – Conservation Subdivision is a new classification comprised of larger tracts of land with access to sewers that could be developed while preserving open space within the development. A handout on Conservation Subdivision Design was provided to the Planning Commission and the staff will provide more information after attending a training session in May.
- Residential Medium Density now provides a distinction between Single Family and Single & Multi-Family districts.
- High Density Residential or Residential / Office is along heavily traveled roads, such as Route 18 and Route 62, and allows single-family residential, multi-family residential, offices, and limited non-residential uses, but not commercial, so that neighboring residences are not negatively impacted.
- Corridor Enhancement emphasizes older, commercial areas that need attention for revitalization.
- Gateway Commerce is close to the interstate and is suited to development that would serve travelers such as restaurants and hotels.
- Master-Planned Mixed Use, located on Route 18 North, allows for planned mixed-use development, which could include a business park.

Mr. Steele noted that a concern for the Master-Planned Mixed Use area should be planning proper traffic connections and circulation with the east side of Route 18 North.

Mr. Rogers asked if the Master-Planned Mixed Use concept was marketable. Mr. Coxe replied that with the right zoning regulations in place, Hermitage would be the only location in the northwest region that could make the market for this better-quality type of development.

Mr. Steele said that there are a few parcels in the Rural / Agriculture areas on Lamor Road at Daniel Drive and on South Darby Road north of Virginia Road that could connect to the sewer system. He asked if there was information concerning future sewer service in the Rural / Agriculture areas and Attorney

Tom Kuster replied that the South Neshannock Road area would require a pump station. He noted that the Daniel Drive pump station would be completed this year.

Mrs. McConnell asked if the Hanson property on Virginia Road has been chosen as a recreation site for new sports fields for the City of Hermitage. Mrs. Hirschmann replied that the Board of Commissioners has not yet made a decision.

Mr. Passalinqua asked what the fastest-growing type of development is currently. Mr. Coxe replied that the mixed-use style is presently the most appealing due to the walkability of such a development. Mrs. Hirschmann noted that a developer from Ohio had recently expressed interest in building a mixed-use development in Hermitage.

Mrs. Hirschmann stated that in order for development in Hermitage to proceed as discussed, the Comprehensive Plan would first need to be completed and accepted, the Zoning Ordinance would need to be amended to reflect the goals of the Comprehensive Plan, and the Planning Commission and Board of Commissioners would need to enforce the new zoning regulations.

Mrs. McConnell asked if there is an example of a mixed-use development using a big-box store as an anchor point. Mrs. Hirschmann noted that she would discuss that issue with the consultant and see if any examples could be found.

Mr. Rogers stated that it is important to remember that new development must benefit the wealth of the community, but the City also has an obligation to maintain the health and welfare of existing residents.

Mr. Rogers asked if the Comprehensive Plan would be a factor in the revitalization of downtown Sharon. Mrs. Hirschmann replied that the Plan specifies the downtown corridor as an area for enhancement, but that the City of Sharon officials would be responsible to follow through with its redevelopment. She reminded the Planning Commission that the concept of the Comprehensive Plan addresses the concerns of each of the four communities involved.

There were no public comments. The meeting adjourned at 9:33 a.m.

Respectfully submitted,

Cindy Pagliaroli
March 7, 2007