

HERMITAGE PLANNING COMMISSION

MINUTES

Monday
April 2, 2007
Regular Meeting
8:30 a.m.

MEMBERS PRESENT:

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

OTHERS PRESENT:

Tom Kuster
Jeremy Coxe
Cindy Pagliaroli
Jan Farmakis
Nathan Zampogna
Pat Connelly
Gary Gulla
Gary Hinkson

MEMBERS ABSENT:

James Tamber

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.

APPROVAL OF MINUTES:

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

SUBDIVISION PLANS:

Gert Achenbach Lots 1 & 2 (Lamor Road)

Jeremy Coxe explained that the purpose of this subdivision is to create Lot 1, a non-building lot of 3+ acres, which will be conveyed to the property to the west. Lot 2 of .732 acres will contain the existing house and will be served by a new driveway to 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 what would happen if PennDOT would not grant approval of the Highway Occupancy Permit. Jan Farmakis, Engineering Assistant, replied that approval had already been granted.

Mr. Rogers asked for further comments on this plan. There were none. Mr. Rogers asked for a motion for approval. Mr. Passalinqua made a motion to approve the Gert Achenbach Lots 1 & 2 Subdivision with the noted contingencies. Mr. Scholl seconded the motion. The motion carried unanimously.

Pierce Bluffs – Phase III – Preliminary Subdivision Plan – Lots 58 – 69 (Alexander Crossing)

Mr. Coxe explained that the purpose of this subdivision is for 11 single-family residential lots and one lot for a clubhouse located on 9.212 acres of land.

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.) Letter from water company verifying water service or executed waterline extension agreement
- 5.) Execution of Preliminary Developer's Agreement
- 6.) One set of permanent ink mylars with signatures and seals

There was a very brief discussion about lot setbacks, sizes and buffers. Mr. Rogers then asked for comments on this plan. There were none. Dr. Coupland made a motion to approve the Pierce Bluffs – Phase III – Preliminary Subdivision Plan – Lots 58 - 69 with the noted contingencies. Mr. Passalinqua seconded the motion. The motion carried unanimously.

LAND DEVELOPMENT PLANS:

Information Resource Technology, Inc. Building Major Land Development Plan (Innovation Way)

Mr. Coxe explained that the purpose of this land development plan is for the construction of a one-story, 3,238 square foot office building in LindenPointe.

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.) Letter from water company verifying water service or executed waterline extension agreement
- 5.) Two sets of permanent ink mylars with signatures and seals

Mr. Passalinqua asked if this business currently was located in Hermitage. Mr. Coxe replied that they had offices in Hermitage, Wexford and San Francisco.

Gary Gulla, Assistant City Manager, provided additional information about this business, stating that their need to relocate prompted them to build a new facility in LindenPointe. He noted that they produce software for point of sale bookstores worldwide. Tom Kuster, City Solicitor, stated that the land is owned by the City of Hermitage and was recently subdivided.

Mr. Rogers asked for additional comments. There were none. He then asked for a motion for approval. Mr. Benton made a motion to approve the Information Resource Technology, Inc. Building 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 – Mr. Coxe stated that there was a public meeting on March 20, 2007 at Penn State Shenango that included the four municipalities involved in the plan, the consultants and Mercer County Regional Planning Commission representatives. He said that the most recent information regarding the future land use plan was presented and discussed. He noted that the final draft would soon be complete and would be presented to the municipalities for approval.

Mr. Rogers asked if there was much public input at the meeting. Mr. Coxe replied that most comments from the public were positive and that the plan was presented well by the consultant.

Mrs. McConnell inquired as to whether the City would need to bring in an outside firm if zoning changes would be made and Mr. Coxe replied that the City would most likely make any zoning changes on its own.

Mercer County Regional Planning Commission update – Mr. Rogers stated that a Zoning Ordinance Map Amendment was approved that will allow construction of a Wal-Mart on Route 208 near the Grove City Outlets. He also noted that a new employee was hired to replace Jeremy Coxe. Mr. Rogers said that the County CDBG funding was approved, with 85% of the money allocated for bricks and mortar projects.

Dr. Coupland asked what areas the proposed Daniel Drive pump station will serve. Attorney Kuster replied that it would primarily serve Daniel Drive and the corner of Lamor Road. City Manager Gary Hinkson advised Dr. Coupland that the City would provide him with the requested information.

An additional item for consideration was brought before the Planning Commission, which was a request for approval of the Sewage Facilities Planning Module for the Moroco Family Limited Partnership Lot 1 Subdivision Plan on Broadway Avenue. Mr. Gulla explained that the SVIDC has entered into an agreement with the Moroco Family Limited Partnership to purchase this land. He noted that a complete subdivision would be submitted for approval by the Planning Commission in May. He stated that the sewage system to serve this 11-acre parcel is already in place.

Mr. Passalinqua asked if there was a business proposed for this parcel and Mr. Gulla replied there was none at this time, but by taking ownership of the property, it could be marketed by the SVIDC. Mr. Rogers asked if any development was required before this property could be placed on the market and Mr. Gulla stated that minor site improvements to the vacant land would likely be made.

Mr. Rogers asked for further comments. There were none and he asked for a motion for approval. Dr. Coupland made a motion to approve the Moroco Family Limited Partnership Planning Module. Mr. Passalinqua seconded the motion and the motion carried unanimously.

There were no public comments. The meeting adjourned at 8:50 a.m.

Respectfully submitted,

Cindy Pagliaroli
April 3, 2007