

HERMITAGE PLANNING COMMISSION

MINUTES

Monday
April 5, 2010
Regular Meeting
8:30 a.m.

MEMBERS PRESENT:

Woody Steele – Secretary
Ed Benton
John Coupland
Matt Liburdi
Chester B. Scholl
Ray Slovesko
James Tamber
Mary Dee Wellman-Donald

OTHERS PRESENT:

Marcia Hirschmann
Tom Kuster
Cindy Pagliaroli
Chris Winslow
Joe Kurtanich
Mike Ristvey
T.J. Rollinson
Joe Pinchot

MEMBERS ABSENT:

Chuck Rogers – Chairman

Mr. Steele called the meeting to order at 8:30 a.m. in the Hermitage Municipal Building.

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

APPROVAL OF MINUTES:

Mr. Steele asked for approval of the minutes of the March 1, 2010 meeting. Mr. Tamber made a motion to approve the March 1st minutes. Mr. Liburdi seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

SUBDIVISION PLANS:

Final Plan – Sparkses Hickory Acres Replat of Lots 21 & 22 into Lots 21A, 21B, 22A, 22B (Robertson Road)

Mrs. Hirschmann explained that the purpose of this plan is to adjust the location of the property line between Lots 21 and 22, in an effort to ensure that the home on Lot 21 does not extend beyond the property line and that the mobile home on Lot 22 maintains a required side-yard setback. She said that the Zoning Hearing Board has granted a variance to allow a frontage of 85 feet for Lot 22 in lieu of the 100-foot requirement.

Approval of the plan would have the following conditions.

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

Mr. Steele asked for questions or comments. There were none. Dr. Coupland made a motion to approve the Final Plan – Sparkses Hickory Acres Replat of Lots 21 & 22 into Lots 21A, 21B, 22A, 22B with the noted conditions. Mr. Benton seconded the motion. The motion to approve carried unanimously.

LAND DEVELOPMENT PLANS:

Hermitage Water Pollution Control Plant Phase No. 2 Improvements Project (Broadway Avenue)

Mrs. Hirschmann explained that the Planning Commission originally approved this plan on January 4, 2010, but it was withdrawn for redesign because the storage pavilion and related improvements had to be relocated away from the flood plain of Bobby Run.

Approval of the plan would have the following conditions.

- 1) Drawing corrections
- 2) Approval of Stormwater Management Report by Wallace & Pancher, Inc.
- 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 or comments. There were none and he asked for a motion for approval. Mr. Tamber made a motion to approve Hermitage Water Pollution Control Plant Phase No. 2 Improvements Project with the noted conditions. Dr. Coupland seconded the motion. The motion to approve carried unanimously.

Hudson Construction, Inc. – Office Building 2010 Major Land Development Plan (Dutch Lane)

Mrs. Hirschmann explained that this plan is for the proposed construction of a one-story, 3,920 square foot office building with parking and landscaping. She noted that the stormwater management system is an existing detention basin located to the north of the site.

Approval of the plan would have the following conditions.

- 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 if there would be access to the adjoining property. Mrs. Hirschmann replied that this plan extends the driveway to the neighboring property line, but that does not guarantee that property owner Murcko will allow the connection of the properties at this time. Mr. Steele asked for questions or comments. There were none and he asked for a motion. Mr. Scholl made a motion to approve the Hudson Construction, Inc. – Office Building 2010 Major Land Development Plan with the noted conditions. Ms. Wellman-Donald seconded the motion. The motion to approve carried unanimously.

Ristvey – Highland Professional Center Plan Lots 1A & 1B Land Development Plan (Highland Road)

Mrs. Hirschmann explained that this plan is for the proposed construction of a one-story office building on a lot that was created by a subdivision that was recently approved by the Planning Commission. She noted that the development was granted a variance by the Zoning Hearing Board to allow for a rear yard setback of 30 feet in lieu of the 50-foot requirement. Mrs. Hirschmann stated that the initial submission did not include enough information to do a complete review, but a resubmission was recently received and the engineer is attempting to address the incomplete items. She noted that stormwater management

would be by way of an underground system under the parking lot that will connect to the existing storm sewer.

Approval of the plan would have the following conditions.

- 1) Drawing corrections
- 2) Recording of related subdivision and conveyance of deed
- 3) Approval of Stormwater Management Report by City Engineer
- 4) Approval of DEP Permit or NPDES permit if necessary
- 5) Approval of PennDOT Highway Occupancy Permit
- 6) Two sets of permanent ink mylars with signatures and seals

Mr. Steele asked for questions or comments. Dr. Coupland asked where the driveway would be and Mrs. Hirschmann said that it is planned to be just to the west of an existing driveway for the adjoining parcel. She stated that the City has suggested to the developer that the driveways be combined so that there is only one that would be shared by both parcels. Mike Ristvey, property developer, said that he feels that one entrance would be better, but that an existing sign would need to be moved in order to do that. He noted that he wants to build a driveway that will best serve the patrons of all accessible businesses on these parcels, acknowledging that one driveway would work better and that they would work toward that end. Joe Kurtanich project engineer requested a joint meeting with the City and PennDOT to discuss the driveway location. Mrs. Hirschmann responded that it was normal procedure to have such a meeting and that one would be scheduled. Dr. Coupland made a motion to approve the Ristvey – Highland Professional Center Plan Lots 1A & 1B Land Development Plan with the noted conditions and an additional condition that there be a shared driveway with the adjacent property instead of a separate driveway for the new development. Mr. Benton seconded the motion. The motion to approve carried unanimously.

OTHER BUSINESS:

Mercer County Regional Planning Commission update – no report

The meeting adjourned at 8:45 a.m.

Respectfully submitted,

Cindy Pagliaroli

Date prepared – April 8, 2010

Date approved –