

HERMITAGE PLANNING COMMISSION

MINUTES

Monday
April 7, 2008
Regular Meeting
8:30 a.m.

MEMBERS PRESENT:

Chuck Rogers – Chairman
Woody Steele – Secretary
Ed Benton
John Coupland
Matt Liburdi
Shannon McConnell
Chester B. Scholl

MEMBERS ABSENT:

Mark Passalinqua
James Tamber

OTHERS PRESENT:

Marcia Hirschmann
Tom Kuster
Cindy Pagliaroli
Gary Hinkson
Jan Farmakis
Jeremy Coxe
Scott Smith
John Carly
Joe Pinchot

Mr. Rogers called the meeting to order at 8:31 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 3, 2008 meeting. Mr. Benton made a motion to approve the March 3rd minutes. Mr. Steele seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

SUBDIVISION PLANS:

Final Lot 1 Buxton Development, LLC (Briarwood Lane)

Mrs. Hirschmann explained that the purpose of this subdivision is to create a 26,690 square foot, non-building lot to be conveyed and become part of the adjoining lands of Marie Vournous.

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 questions or comments on this plan. There were none. Mr. Rogers asked for a motion for approval. Mr. Benton made a motion to approve the Final Lot 1 Buxton Development, LLC Subdivision Plan with the noted contingencies. Mr. Scholl seconded the motion. The motion carried unanimously.

Catherine Lopuh Subdivision Lot #1 (Miller Road)

Mrs. Hirschmann explained that the purpose of this subdivision is for the creation of a building lot containing 1.528 acres, which will be served by a connection to the sanitary sewer on Miller Road.

Approval of the plan would have the following contingencies.

- 1) Drawing corrections
- 2) Approval of DEP Planning Module
- 3) Two sets of permanent ink mylars with signatures and seals

Mr. Rogers asked for questions or comments on this plan. There were none. Dr. Coupland made a motion to approve the Catherine Lopuh Subdivision Lot #1 with the noted contingencies. Mrs. McConnell seconded the motion. The motion carried unanimously.

LAND DEVELOPMENT PLANS:

Hudson Building / Hickory Court Land Development Plan (Innovation Way)

Mrs. Hirschmann explained that the purpose of this plan is for the construction of a 15,856 square foot, 2-story office building and parking lot.

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

Mrs. Hirschmann noted that John Carly of HHSDR was present to answer questions about the plan. She explained that lots in LindenPointe do not generally require on-lot stormwater management if the impervious area is kept below a specific benchmark because the original park development included stormwater management for the overall park.

Mr. Rogers asked for questions or comments on this plan. Mr. Steele asked if there was an additional access to the LindenPointe development other than the South Hermitage Road driveway. Mrs. Hirschmann replied that emergency vehicles could use the trail access on Christy Road, but there was no other public access. She stated that the Zoning Ordinance that created the LindenPointe Technical Park contained a specific condition that there would be no access to adjoining residential streets from the park.

Mr. Steele made a motion to approve the Hudson Building / Hickory Court Land Development Plan with the noted contingencies. Dr. Coupland seconded the motion. The motion carried unanimously.

PLANNING MODULES:

Catherine Lopuh Subdivision Lot #1 (Miller Road)

Mrs. Hirschmann explained that this is the standard Planning Module to accompany the subdivision being proposed for the Lopuh property.

Mr. Steele made a motion to approve the Planning Module for the Catherine Lopuh Subdivision Lot #1. Mr. Benton seconded the motion. The motion carried unanimously.

OTHER BUSINESS:

Shenango Valley Multi-Municipal Comprehensive Plan update – Jeremy Coxe stated that internal discussions are currently taking place to determine if the City is ready to move forward and accept the plan.

Mercer County Regional Planning Commission update – Mr. Benton noted that the 2008 budget was set at \$1,000,000 and committee appointments were approved. He also said that there was a presentation of the Geographic Information System (GIS) that will provide an aerial survey of the entire county.

There were no public comments. The meeting adjourned at 8:45 a.m.

Respectfully submitted,

Cindy Pagliaroli
April 7, 2008