

HERMITAGE PLANNING COMMISSION

MINUTES

Monday
May 3, 2010
Regular Meeting
8:30 a.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Ray Slovesko
Mary Dee Wellman-Donald

OTHERS PRESENT:

Marcia Hirschmann
Cindy Pagliaroli
Gary Hinkson
Jan Farmakis
Jeremy Coxe
Nathan Zampogna
Joe Pinchot
Brad Goodballet
Mike Duffy
Greg Ceremuga
David George
Joe George

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

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

APPROVAL OF MINUTES:

Mr. Rogers asked for approval of the minutes of the April 5, 2010 meeting. Mr. Benton made a motion to approve the April 5th minutes. Mr. Liburdi seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

SUBDIVISION PLANS:

Final Replat Lot 3 into Lots 3A, 3B, & 3C for Jerry V. Levis etal. (Clarksville Road)

Mrs. Hirschmann explained that the purpose of this plan is for the replat of Lot 3 into Lot 3B, 1.501 acres, to be retained by Levis, and Lot 3A, 1.248 acres, and Lot 3C, .116 acre, to be conveyed and become part of adjoining lands of Ratkowski and Wagner respectively. She noted that a waiver request has been made because after Lot 3A is conveyed to Ratkowski, the lot size will exceed the maximum three to one depth-to-width ratio as regulated by the Hermitage Subdivision & Land Development Ordinance.

Approval of the plan would have the following conditions.

- 1) Drawing corrections
- 2) Recommendation for approval of waiver request regarding depth-to-width ratio of lot
- 3) Two sets of permanent ink mylars with signatures and seals

Mr. Rogers asked for questions or comments. There were none. Mr. Tamber made a motion to approve the Final Replat Lot 3 into Lots 3A, 3B, & 3C for Jerry V. Levis et al. with the noted conditions. Mr. Scholl seconded the motion. The motion to approve carried unanimously.

LAND DEVELOPMENT PLANS:

Joy Cone Company 2010 Warehouse & Production Expansion Major Land Development Plan (Lamor Road)

Mrs. Hirschmann explained that the purpose of this plan is for the proposed addition of a 100,700 square foot warehouse, an 80,500 square foot production building, a 9,385 square foot batter building, additional parking and landscaping to be built to the north of the existing building. She said that the Zoning Hearing Board has granted approval of the expansion since Joy Cone Company is a pre-existing non-conforming use in the R-1-100 single-family zoning district. Mrs. Hirschmann explained that the perimeter of the property around the proposed expansion would be extensively mounded toward the homes to the west, with the height varying up to a maximum of 15 feet. She stated that the existing detention basin on the east side would be expanded.

Approval of the plan would have the following conditions.

- 1) Drawing corrections
- 2) Approval of Stormwater Management Report 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. Benton asked if there was an estimated project cost. Greg Ceremuga of Joy Cone Company responded that the current estimated cost is \$10 million. Mr. Liburdi asked where cones are presently stored, since the proposed expansion is planning to reduce off-site storage and 500 trips. David George of Joy Cone Company said that they are currently stored in Masury, Ohio, but they are returned to the Hermitage facility for shipping. Mr. George also stated that they estimate that 50 full-time jobs would be created over the next three years due to the expansion.

Dr. Coupland inquired if any neighbors attended the public hearing of the Zoning Hearing Board. Mrs. Hirschmann said that a couple people attended but there were very few comments, and she noted that Joy Cone Company has met with the neighbors privately. Mr. Ceremuga stated that they received no negative feedback from any of the neighbors in regard to the planned expansion.

Mr. Rogers asked if the 50-foot right-of-way shown on the plan would ever be used for truck traffic. Mrs. Hirschmann said that it would not, at this time, but there have been discussions of the possibility of using the right-of-way to create a street that would open onto North Hermitage

Road at a signalized intersection. Further study is planned to evaluate impact on area property owners and overall traffic patterns, as well as costs and possible funding sources.

Mr. Rogers asked if the house on the adjacent lot on Valley View Road that is owned by Joy Cone Company would be affected by the expansion project, and if there were any plans to place a support building on that lot. Mr. Ceremuga stated that it was an occupied, residential, rental property and would remain as such. Mrs. Hirschmann clarified that any further expansion of Joy Cone Company in the future would require a new approval by the Zoning Hearing Board and another land development plan. She noted that the only development being approved at this time is shown on this land development plan under consideration today.

Mr. Ceremuga stated that there is no plan to create an access to North Keel Ridge Road. He noted that there is currently a stone driveway that was previously used by farmers, but Joy Cone Company has never used it as an access drive. Mr. George said that there are two access drives to the property, both being on Lamor Road. He also stated that there is a paved fire lane around the entire perimeter of the facility.

Mr. Steele made a motion to approve the Joy Cone Company 2010 Warehouse & Production Expansion Major Land Development Plan with the noted conditions. Dr. Coupland seconded the motion. The motion to approve carried unanimously.

Mr. Steele commented that the PennDOT widening project of Lamor Road only extended to Kenray Drive and asked why it did not go all the way to the Joy Cone Company driveway. Mrs. Hirschmann responded that the road would be significantly wider, with a shoulder for some distance east of Kenray Drive, and that it should be easier for the trucks to make turns. She stated that the reason the widening did not go any further was due to funding.

OTHER BUSINESS:

Mercer County Regional Planning Commission update – Mr. Benton reported that there were no items on the agenda that related to Hermitage. He noted that countywide stormwater issues were discussed.

Electronic Changeable Copy Signs – Mrs. Hirschmann opened a discussion regarding the brightness of new signs being erected in the City, stating that there have been public complaints about the brightness, glare & visual distraction of the signs. She said that Nathan Zampogna of the Planning Dept. has been researching such signs. Mr. Zampogna gave a brief report that summarized his findings, noting the ways that brightness can be monitored. He also noted that a representative of the International Sign Association will make himself available to the City to provide information that they have regarding attempts to control brightness levels of signs.

There was a brief discussion about existing signs in the City and Mrs. Hirschmann noted that it is unknown at this time if the City could regulate the brightness of a sign that is already installed. Mr. Rogers asked if the City could make approvals of new signs conditional until language in the Zoning Ordinance is revised to address these issues. Mrs. Hirschmann replied that the City Solicitor would need to review that request. She also said that to control the distracting aspects of

the signs, the City would need to present proof that they are a safety hazard, but so far we have not found data to support that premise.

FEMA Flood Hazard Mapping Update – Mrs. Hirschmann stated that due to federal government regulations, the City will update its Zoning Map to reflect revisions to existing floodplain areas and to include newly established floodplain areas. She said that the language of the Zoning Ordinance would also be revised if necessary. Mrs. Hirschmann distributed information on floodplain maps and regulations, as well as a map showing the proposed changes to the existing Hermitage floodplain maps.

There was a brief discussion regarding floodplains and how they affect homeowners in relation to site development, housing construction, building permits and flood insurance. Mrs. Hirschmann noted that the City is mandated by the federal government to provide this information to City residents and advise them accordingly of the stipulations that affect property ownership in a floodplain area.

Mr. Rogers asked if there were other issues for discussion. There were none.

The meeting adjourned at 9:14 a.m.

Respectfully submitted,

Cindy Pagliaroli

Date prepared – May 4, 2010

Date approved –