

# HERMITAGE PLANNING COMMISSION

## MINUTES

Monday  
May 5, 2008  
Regular Meeting  
8:30 a.m.

### MEMBERS PRESENT:

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

### MEMBERS ABSENT:

James Tamber

### OTHERS PRESENT:

Marcia Hirschmann  
Tom Kuster  
Cindy Pagliaroli  
Jan Farmakis  
Jeremy Coxe  
Scott Smith  
Nathan Zampogna  
Chris Winslow  
Vince Ordinario  
Bob Englebaugh  
Brandy Kunsman  
Carl Raup  
Joe Pinchot

There were two others present.

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 April 7, 2008 meeting. Mr. Benton made a motion to approve the April 7<sup>th</sup> minutes. Mr. Passalinqua seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

### **SUBDIVISION PLANS:**

#### **Valley Industrial Park Lot 10 (Kirila Road)**

Mrs. Hirschmann explained that the purpose of this subdivision is to create a lot containing 8.529 acres, with an existing building. She noted that the remaining parcel of approximately 8 acres will be designated as not approved as a building lot at this time. Mrs. Hirschmann said that the drawing corrections would address the completion of the cul-de-sac on Kirila 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 questions or comments on this plan. There were none. Mr. Steele made a motion to approve the Valley Industrial Park Lot 10 Subdivision Plan with the noted contingencies. Mrs. McConnell seconded the motion. The motion carried unanimously.

## **LAND DEVELOPMENT PLANS:**

### **Preliminary Review & Discussion – National Guard Armory PAARNG Readiness Center (East State Street)**

Mr. Rogers stated that this was an informational presentation only and would require no formal action at this time. Mrs. Hirschmann added that the full land development plan and planning modules would be on the agenda for the June Planning Commission meeting.

Bob Englebaugh and Vince Ordinario of HHSDR Architects & Engineers distributed material and made a presentation that included an aerial view of the site and drawings of the proposed development. Mr. Englebaugh stated that the site is on a 20-acre parcel and the entire building is 38,000 square feet, with a current budget of \$11,500,000.

Mr. Ordinario gave an overview of the plan, noting that East State Street will be widened to create an eastbound, left turning lane into the property. He stated that PennDOT selected the driveway location to maximize sight distances, which are 700' and 630', adding that the driveway was placed so that the headlights of exiting vehicles would not shine onto existing homes across the street. Mr. Ordinario also said that the sanitary sewer connection is expected to be made on North Keel Ridge Road if a right-of-way can be acquired through the Carol Snyder property. He pointed out that there would be two parking areas, one for military vehicles and the other for private vehicles. Mr. Ordinario explained that the plan was developed following LEED specifications, which pertain to the “green” components in the plan. He briefly described the LEED system, noting that a higher LEED rating is granted on the basis of the quantity and quality of the categories met. He stated that in 2009 all National Guard Readiness Centers would be mandated to follow the LEED principles.

Mr. Ordinario presented the floor plan, building elevations and sign design. He stated that there are five personnel in the building on a daily basis, with 147 National Guardsmen assembling for duty two weekends per month. He noted that there would be no live ammunition kept at this site. He said that the assembly hall and kitchen would be rented to the public.

Mr. Steele asked if vehicles exiting the site and turning left onto East State Street would be able to stack in the center lane. Mr. Ordinario responded that there is no center lane, only markings on the road to narrow it and direct vehicles into two lanes.

Dr. Coupland and Mr. Rogers expressed concern about traffic entering and exiting the site and asked if there were plans to include any type of traffic signal. Mr. Ordinario said that these concerns could be presented to PennDOT at their next meeting.

Mrs. McConnell asked if there was any discussion regarding the coordination of traffic between the golf course and the Armory. She also questioned if there would be access via North Keel Ridge Road. Mr. Englebaugh stated that the grade to North Keel Ridge Road is too steep. He said that the issue of the golf course traffic could be discussed with PennDOT.

Mr. Rogers requested that the Armory and PennDOT are notified that the Hermitage Planning Commission has expressed concern about potential traffic problems in the area of the development.

Mr. Englebaugh gave a brief description of the landscaping and buffering, some of which are designed to provide standoff protection for security purposes.

### **PLANNING MODULES:**

#### **Hermitage Athletic Complex Phase I Land Development Plan (South Darby Road)**

Mrs. Hirschmann explained that this is the standard Planning Module to accompany the land development plan.

Mr. Rogers asked for questions or comments on this planning module. There were none. Mr. Passalinqua made a motion to approve the Planning Module for the Hermitage Athletic Complex Phase I Land Development Plan. Mr. Scholl seconded the motion. The motion carried unanimously.

### **CONDITIONAL USE APPLICATIONS:**

#### **Recommendation on a Conditional Use Application for Hoss's Restaurant (North Hermitage Rd.)**

Mrs. Hirschmann summarized information regarding a Conditional Use, stating that the requirements for approval include submission of a traffic study, building architecture, rooftop screening of mechanical equipment, and building materials. She noted that the current site plan meets requirements pertaining to service areas, parking, and setbacks.

Carl Raup of Hoss's Restaurant said that he is in discussions with adjoining property owner Toth in an effort to have him close the driveway on his property that is closest to Hoss's property. He noted that the Hoss's plan provides an area in the parking lot for a future connection to the school district driveway.

Mr. Rogers stated that there has been no traffic study submitted. Mrs. Hirschmann noted that she would discuss it with PennDOT to determine their requirements before the study is performed.

Mr. Raup said that there is no loading dock and that deliveries are accepted through a back door on the side of the building while the trucks are parked in a loading zone in the parking lot.

There was a discussion about the building fascia, with Mr. Raup stating that the plan provides for decorative block, which is six to eight inches high and is more like brick. He also said that there would be 42" high rooftop screening above the rear wall to hide the heating and air conditioning units. Mr. Rogers noted that the mansard roof on the front and side walls is only two to three feet higher than the roof, and typical rooftop mechanical equipment can be five feet high, so the planned screening will not cover it.

There was further discussion about the appearance of the proposed building, and Mr. Raup respectfully stated that Hoss's design planned for decorative block, which they do not consider to be concrete block. Mr. Rogers said that the Planning Commission has worked diligently in recent years to develop land development standards to upgrade the visual appearance of Hermitage and it is expected that future developments will continue to meet those standards.

Mr. Rogers asked for additional questions or comments on this plan. There were none. He then asked for a motion on the Recommendation of the Conditional Use Application for Hoss's Restaurant. Dr. Coupland made a motion to disapprove the recommendation based on architectural requirements, a traffic study and rooftop screening. Mr. Liburdi seconded the motion. The motion carried unanimously and the recommendation was disapproval of the conditional use.

**OTHER BUSINESS:**

**Shenango Valley Multi-Municipal Comprehensive Plan update** – Jeremy Coxe stated that Mercer County Regional Planning Commission is coordinating the approval process with the municipalities.

**Mercer County Regional Planning Commission update** – Mr. Benton stated that there was no update because the meeting was canceled.

There were no public comments. The meeting adjourned at 9:31 a.m.

Respectfully submitted,

Cindy Pagliaroli  
May 6, 2008