

HERMITAGE PLANNING COMMISSION

MINUTES

Monday
May 7, 2007
Regular Meeting
8:30 a.m.

MEMBERS PRESENT:

Chuck Rogers – Chairman
Woody Steele – Secretary
Shannon McConnell
Mark Passalinqua
Chester B. Scholl
James Tamber

MEMBERS ABSENT:

Ed Benton
Laura Blaire
John Coupland

OTHERS PRESENT:

Marcia Hirschmann
Tom Kuster
Jeremy Coxe
Cindy Pagliaroli
Jan Farmakis
Nathan Zampogna
Gary Gulla
Gary Hinkson
Joe Pinchot
Ed Winslow
Don McKay
Mark Hudson
Carl Raup
John Fair
Allen Berenbrok

There was one other person in attendance.

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 2, 2007 meeting. Mr. Scholl made a motion to approve the April 2nd minutes. Mr. Passalinqua seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

SUBDIVISION PLANS:

Hermitage Crossing Plan of Lots – Replat Lot 5 into Lots 5A & 5B (North Hermitage Road)

Mrs. Hirschmann explained that the purpose of this subdivision is to subdivide Lot 5 (Wal-Mart site) into Lot 5A – 28.431 acres with existing Wal-Mart and Lot 5B – 0.930 acre for future development. This will create a separate building parcel on the north side of the main entrance into the Hermitage Crossing development. She stated that this site was previously proposed for the Wal-Mart fuel station, but the current intention for the parcel is not known.

Approval of the plan would have the following contingencies.

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

Mr. Passalinqua asked if this request was only for approval of the subdivision and Mrs. Hirschmann replied yes, that future development of the parcel would require the submission and approval of a land development plan.

Mr. Rogers asked for further comments on this plan. There were none. Mr. Rogers asked for a motion for approval. Mr. Tamber made a motion to approve the Hermitage Crossing Plan of Lots – Replat Lot 5 into Lots 5A & 5B with the noted contingencies. Mr. Scholl seconded the motion. The motion carried unanimously.

Final Replat of Anderwood Farm Lot 6 into Lots 6A & 6B (Anderwood Drive)

Mrs. Hirschmann explained that the purpose of this subdivision is to create a 20.97-acre building lot, Lot 6B, for a proposed single-family dwelling. Remaining land, Lot 6A, contains 11.569 acres and an existing house.

Approval of the plan would have the following contingencies.

- 1) Drawing corrections
- 2) Approval of DEP Planning Module
- 3) Letter from water company verifying water service or executed waterline extension agreement
- 4) Execution of Final Developer's Agreement
- 5) Two sets of permanent ink mylars with signatures and seals

Mr. Steele asked if the only access to the new lot was from the cul-de-sac and if the existing lake would pose a problem. Mrs. Hirschmann replied that there is enough frontage to go around the lake.

Mr. Rogers asked for additional comments on this plan. There were none. Mr. Rogers asked for a motion for approval. Mr. Steele made a motion to approve the Final Replat of Anderwood Farm Lot 6 into Lots 6A & 6B with the noted contingencies. Mr. Passalinqua seconded the motion. The motion carried unanimously.

LAND DEVELOPMENT PLANS:

Amendment to Hudson Construction, Inc. Office Building Land Development Plan (Dutch Lane)

Mrs. Hirschmann explained that the purpose of this plan is to amend the previously recorded 2002 land development plan for Hudson Construction, Inc. Office Building to allow the existing eastern driveway to Dutch Lane to remain instead of being removed. She provided background information regarding the current location of the driveway and the reasons it was originally intended to be closed.

Approval of the plan would have the following contingencies.

- 1) Drawing corrections
- 2) Approval of PennDOT Highway Occupancy Permit
- 3) Two sets of permanent ink mylars with signatures and seals

Mr. Steele asked if there would be a connecting driveway built between the Hudson parking area and Dr. Woods' parking area and Mrs. Hirschmann replied yes.

Mrs. McConnell asked the reason for the request. Attorney Don McKay replied that there is no reason to make the change now since PennDOT has approved the existing driveway and installed curbing to accommodate it. He noted that the amount of traffic into the Hudson office parking lot is light and said that directing additional traffic into Dr. Woods' parking lot may create a dangerous condition.

Ed Winslow distributed a photo of the Hudson office parking lot and a PennDOT design drawing of the intersection reconstruction. Mr. Rogers asked why the existing driveway was not closed in 2001 when the plan was approved showing it as such. Mr. Winslow replied that a Highway Occupancy Permit was not issued, but that the driveway was originally constructed in accordance with the drawings and was later opened to install the sidewalk and has remained open since. He stated that PennDOT reevaluated the situation and determined that it has caused no accidents, so PennDOT has stated that if the City of Hermitage will approve the driveway, they will also approve it.

Mark Hudson stated that the original plan was not ignored in 2001, and that PennDOT granted two extensions. He noted that he did meet with PennDOT and the City to discuss the situation. Mr. Winslow said that traffic in the area moves efficiently.

Mr. Rogers reiterated his opinion that it would be a better traffic solution without the present driveway access.

Mr. Rogers asked for additional comments. There were none. Mr. Steele made a motion to approve the Amendment to Hudson Construction, Inc. Office Building Land Development Plan with the noted contingencies. Mr. Tamber seconded the motion. The motion carried unanimously.

PLANNING MODULES:

Final Replat of Anderwood Farm Subdivision Lot 6 into Lots 6A & 6B (Anderwood Drive)

Mrs. Hirschmann explained that this is the sewage facility planning module for this proposed subdivision. Mr. Tamber made a motion to approve the Final Replat of Anderwood Farm Subdivision Lot 6 into Lots 6A & 6B Planning Module. Mr. Passalinqua seconded the motion. The motion carried unanimously.

PROPOSED ZONING ORDINANCE AMENDMENTS:

Recommendation on a proposed Zoning Map amendment to change the classification of a parcel of approximately 3.2 acres on the west side of North Hermitage Road from Institutional to Central Commercial-1 (Franklin property – Hoss's Restaurant Operations, Inc. request).

Mrs. Hirschmann explained the purpose of this request and provided the Planning Commission with background information on past rezoning requests for this same parcel. She also provided a listing and map of vacant and/or under-developed commercial properties currently available in Hermitage.

Mr. Steele asked if there has been feedback from the Hermitage School District on this request. Mrs. Hirschmann stated that she has not received any communication from the School District. Carl Raup of Hoss's Restaurant Operations responded that he has met with School District officials twice to present Hoss's community relation objectives. He stated that Hoss's would include covenants in the deed that would provide the School District the option to purchase the property before any other party, should the restaurant ever close. Mr. Raup said such covenants would also restrict future use of the property.

Mr. Rogers asked what deed restrictions are planned by Hoss's. Mr. Raup replied that they would be use restrictions, but there are no definite details at this time. He stated that he would work with the School District to restrict future uses so as to comply with their wishes.

Mrs. McConnell stated that multiple studies have been performed that did not recommend a change of zoning for this area of the City, and she asked why there should be consideration of this request to rezone, which would only cause a ripple effect to continue rezoning additional properties on North Hermitage Road. Mr. Raup replied that this parcel best suits the needs of the proposed Hoss's Restaurant in terms of size, cost and condition.

Mr. Passalinqua noted that the School District was not present at today's meeting to voice any opposition. He also said that he felt there would be pressure in the future to rezone the remaining lots on North Hermitage Road to commercial zoning, and that he did not see a problem with Hoss's rezoning request.

Mr. Rogers stated his concern about a significant increase in traffic at the intersection of McConnell Road and North Hermitage Road, and he noted that there would be additional traffic onto School District property. Mr. Rogers asked Mr. Raup what the intention for traffic flow was in relation to the access road. Mr. Raup responded that the original plan shows an exit onto the access road to satisfy possible PennDOT preferences, but that Hoss's would prefer to use only North Hermitage Road for entrance and exit to the restaurant.

Mr. Rogers noted his additional concern that there is readily available property zoned for central commercial development in the City, and he said that there is an indication that the City would like to have existing commercial properties developed before rezoning other parcels for commercial use.

Mr. Passalinqua made a motion to approve the Hoss's rezoning request. Mr. Steele seconded the motion. Mr. Rogers asked for a vote on the rezoning request. Mr. Passalinqua, Mr. Steele, Mr. Tamber and Mr. Scholl voted in favor of the rezoning request. Mr. Rogers and Mrs. McConnell opposed the request. The motion carried.

OTHER BUSINESS:

Shenango Valley Multi-Municipal Comprehensive Plan update – none available

Mercer County Regional Planning Commission update – none available

There were no public comments. The meeting adjourned at 9:15 a.m.

Respectfully submitted,

Cindy Pagliaroli
May 9, 2007