

HERMITAGE PLANNING COMMISSION

MINUTES

Monday
June 2, 2008
Regular Meeting
8:30 a.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Matt Liburdi
Mark Passalinqua
James Tamber

OTHERS PRESENT:

Marcia Hirschmann
Tom Kuster
Cindy Pagliaroli
Jan Farmakis
Jeremy Coxe
Scott Smith
Nathan Zampogna
Vince Ordinario
Bob Englebaugh
Brandy Kunsman
Nancy Roman
Jeanne Kinney
Susan Hall

There was one other person present.

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 May 5, 2008 meeting. Mr. Steele made a motion to approve the May 5th minutes. Dr. Coupland seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

LAND DEVELOPMENT PLANS:

National Guard Armory PAARNG Readiness Center Major Land Development Plan (East State Street)

Mrs. Hirschmann explained that the purpose of this plan is for the development of a new readiness center consisting of a 38,273 square-foot building, parking areas, and vehicle storage areas. She noted that the Zoning Hearing Board approved the Special Exception for this project on April 16, 2008.

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) Approval of DEP Planning Module
- 5) Approval of PennDOT Highway Occupancy Permit
- 6) Recording of sanitary sewer easements
- 7) Two sets of permanent ink mylars with signatures and seals

Dr. Coupland asked why there will be no traffic light at the East State Street entrance of this property. Brandy Kunsman, project engineer from Wallace & Pancher Inc. stated that PennDOT is not requiring a traffic light because the facility will not generate enough traffic to warrant a light. She said that PennDOT requires a left-turn lane for safety purposes. Dr. Coupland requested that his complaint regarding the absence of a traffic light be noted.

Mr. Rogers asked if the proposed road striping would affect any of the neighboring residents. Ms. Kunsman replied that it will affect the two properties directly south of the proposed striping and that a signed agreement will be required from those property owners before PennDOT issues the Highway Occupancy Permit. Mr. Rogers asked if vehicles entering or exiting the two properties in question will be prohibited from driving through the striped section of the road and Ms. Kunsman responded yes.

Vince Ordinario, HHSDR Architects, stated that the architects and engineers met with PennDOT and suggested the consideration of a traffic signal or warning light, but PennDOT flatly denied it. He said that the striping on the road has been revised so that the entire center turning lane is not hatched, thereby providing for most of the neighboring properties to make legal turns in and out of the properties. There was further discussion regarding the safety and legality of the road striping.

Mr. Steele suggested that East State Street be widened to three lanes for the entire distance from Keel Ridge Road to the proposed facility entrance, but Ms. Kunsman said that the cost would be phenomenal.

Mr. Ordinario stated that if the property owners will not sign the required agreement, PennDOT would take over the properties by eminent domain. He noted that it is the responsibility of the owner of the proposed development, the Department of General Services, to secure the neighboring property owners' signatures on the agreements.

Mrs. McConnell asked how many vehicles could stack in the turning lane. Ms. Kunsman replied four. Mr. Rogers said that there would be more than four vehicles entering the facility at the same time on a weekend when the reservists are using the facility or when it is being rented for a social function. Ms. Kunsman said that the turning lane was designed per PennDOT standards.

The issue of an access via North Keel Ridge Road was discussed and Mr. Ordinario stated that the Department of General Services does not own any connecting property to North Keel Ridge Road.

Mr. Rogers then stated that the land development plan as presented meets City requirements. He asked for a motion on the plan. Mr. Steele made a motion to approve the National Guard Armory PAARNG Readiness Center Major Land Development Plan with the noted contingencies and a concern regarding the traffic patterns on East State Street. Mr. Scholl seconded the motion. Dr. Coupland opposed the motion. The motion to approve carried.

PLANNED RESIDENTIAL DEVELOPMENTS:

Quaker Meadow Planned Residential Development - Application for Tentative Approval (Valley View Road)

Mrs. Hirschmann presented background information and an overview of planned residential developments, referring to the Pennsylvania Municipalities Planning Code when explaining the submission and approval process. She noted that an application for tentative approval of a planned residential development is similar to a sketch plan, and would be followed by an application for final approval.

Nancy Roman, landscape architect with Pashek Associates, stated that this development was designed following requirements for a planned residential development and subdivision, since this project will be both. She noted that it is the owner's intention to have the street taken over by the City in the future, and therefore attention is being focused on the requirements as set forth by City ordinances. Ms. Roman said that the development site is 26.65 acres, and 7 acres of that will remain as green space. The plan provides for natural trails around the perimeter of the site, the absence of curbing to reduce stormwater runoff, on street parking for portions of the loop road, and buffers. She also said that a right-of-way to the adjoining parcel to the south would be provided.

Ms. Kunsman, project engineer with Wallace & Pancher, stated that the access drive to the development was placed on the knoll on Valley View Road to provide adequate sight distances, which are 470' to the north and 400' to the south.

Jeanne Kinney, representing developer Woda Group, said that the development would have 40 single-family, rental homes owned by Quaker Meadow LLC, which will be rented for 15 years and then sold. Mrs. McConnell questioned the ownership of the perimeter trail after the lots are sold. Ms. Kinney replied that there will be a conservation easement for the trail and Ms. Roman said that a stipulation to retain a specific portion of the lots as green space might be inserted into the deed covenants for future property owners. Ms. Kinney explained that for the first 15 years Quaker Meadow LLC would be responsible for all property maintenance in the development, except lawn mowing for lots with homes. At the end of the 15 years, a homeowners' association will be formed to take over maintenance of the development.

Dr. Coupland and Mr. Steele expressed concern about the value of the development and the individual homes after the 15-year rental period. Ms. Kinney responded that all structures are quality construction that will be properly maintained and will be rehabilitated at the end of the 15-year period if needed. Susan Hall, architect with PCI Design, stated that PCI Design employs their own inspectors who will monitor construction along with City of Hermitage inspectors. Mrs. Hirschmann noted that the design of the development is similar to the Buhl Park Village in respect to setbacks and lot size.

There was a discussion about an additional access to the development, possibly from Route 18, which would be a right-turn in and right-turn out only. Ms. Kunsman stated that it would be in close proximity to the jug-handle further north on Route 18. Ms. Kinney said that it would be a safety issue for Quaker Meadow residents to be pulling out onto Route 18. Mr. Rogers noted that traffic from this development would add to the complicated traffic patterns already existing at the intersection of Valley View and Lamor Roads. Mr. Rogers and Mr. Steele suggested that an additional access from Route 18 would be beneficial to this development. Mrs. Hirschmann said that since this development is less than 50 lots, it does not require a second access, but providing one would ensure that any future development of the adjoining parcel to the east could be done with no limit to the number of units, in regard to access.

Mr. Rogers noted that the zoning of the parcel to the north, which is in South Pymatuning Township, might impact this plan. Ms. Roman said that a buffer would be provided if necessary. Mr. Coxe said that the South Pymatuning property is zoned R-1.

Mr. Rogers led discussion regarding sections of the Zoning Ordinance pertaining to perimeter requirements and design / use of open space. None of the members had concerns about the perimeter setbacks of the development. Mrs. Hirschmann asked the members to consider what the appropriate level of pedestrian improvements should be for this development, in regard to sidewalks and trails. Ms. Roman noted that the distance around the inner loop of the development is approximately ¼ mile.

Mr. Rogers expressed concern about handling drainage without curbs. Ms. Kunsman said that there would be vegetative swales with an underground collection system. She stated that the stormwater system would be redesigned to accommodate sidewalks if they would be required. Mr. Steele said that there should be sidewalks around the entire inside loop so that residents could have easy access to the community building and other facilities. Mr. Benton and Mr. Rogers agreed. Ms. Kinney asked who would be responsible for maintenance of the sidewalks. Mrs. Hirschmann replied that the current ordinance reflects that the property owner is responsible.

Mr. Rogers asked for a motion on the application for tentative approval on this planned residential development. Mr. Steele made a motion to approve the Application for Tentative Approval of the Quaker Meadow Planned Residential Development contingent upon a second access to Route 18, careful design of surface drainage with or without curbs, and adding sidewalks inside the loop road. Mr. Benton seconded the motion. The motion carried unanimously.

PLANNING MODULES:

National Guard Armory PAARNG Readiness Center Major Land Development Plan (East State Street)

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. Benton made a motion to approve the Planning Module for the National Guard Armory PAARNG Readiness Center Major Land Development. Mrs. McConnell seconded the motion. The motion carried unanimously.

Hoss's Restaurant Land Development Plan (North Hermitage 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. Benton made a motion to approve the Planning Module for the Hoss's Restaurant Land Development Plan. Mr. Scholl seconded the motion. Dr. Coupland abstained. The motion to approve carried.

OTHER BUSINESS:

Shenango Valley Multi-Municipal Comprehensive Plan update – Jeremy Coxe stated the plan is in the midst of a 45-day comment period that ends in mid June.

Mercer County Regional Planning Commission update – Mr. Benton stated that there were no items discussed at the last meeting regarding the City of Hermitage. He noted that the next meeting would be in September 2008.

There were no public comments. The meeting adjourned at 10:08 a.m.

Respectfully submitted,

Cindy Pagliaroli
June 6, 2008