

# HERMITAGE PLANNING COMMISSION

## MINUTES

Monday  
July 2, 2007  
Regular Meeting  
8:30 a.m.

### MEMBERS PRESENT:

Chuck Rogers – Chairman  
Woody Steele – Secretary  
Ed Benton  
John Coupland  
Shannon McConnell  
Mark Passalinqua  
James Tamber

### MEMBERS ABSENT:

Laura Blaire  
Chester B. Scholl

### OTHERS PRESENT:

Tom Kuster  
Jeremy Coxe  
Cindy Pagliaroli  
Jan Farmakis  
Gary Gulla  
Gary Hinkson  
Chris Winslow  
Pastor Martin  
Gordon Harbison  
Beth Pyle  
John Galbo

There were 13 others 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 May 7, 2007 meeting. Mr. Benton made a motion to approve the May 7<sup>th</sup> minutes. Mr. Passalinqua seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

### **SUBDIVISION PLANS:**

#### **Bedford 1011, LTD – Lot 1 – Final Plan (Lamor Road)**

Mr. Coxe explained that the purpose of this plan is for the creation of a 5-acre building lot for the proposed Grace Chapel Community Church.

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

Mrs. McConnell asked why this location, which abuts a residential district, was chosen even though there are 65 remaining acres with better access. Mr. Coxe did not know the reason it was selected.

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 Bedford 1011, LTD – Lot 1 Final Subdivision Plan with the noted contingencies. Mr. Steele seconded the motion. The motion carried unanimously.

### **LAND DEVELOPMENT PLANS:**

#### **Grace Chapel Community Church Major Land Development Plan (Lamor Road)**

Mr. Coxe explained that the purpose of this plan is for the construction of a proposed, one-story, 17,806 square-foot church building.

Approval of the plan would have the following contingencies.

- 1) Drawing corrections
- 2) Recording of related subdivision
- 3) Approval of Stormwater Management Report by City Engineer
- 4) Approval of DEP Permit or NPDES Permit if necessary
- 5) Approval of PennDOT Highway Occupancy Permit
- 6) Two sets of permanent ink mylars with signatures and seals

Mr. Coxe noted that there is currently only one access drive proposed onto Lamor Road.

Mr. Benton asked who comprised Bedford 1011 LTD and Chris Winslow, project engineer, responded that Paul O'Brien of Rien Construction was the owner. Mr. Winslow explained that the driveway location chosen because it was directly across from a previously proposed development's access road.

Mr. Rogers noted that developers have been encouraged to locate paved lots to the sides and rear of new developments and he asked why this plan proposes parking in the front of the building. Mr. Winslow stated that he would discuss that issue with the developer.

Mrs. McConnell stated that there was some unused space to the east of the proposed church and Dr. Coupland noted that in the past that area had been mined and is not amenable to construction.

Mr. Passalinqua asked if one access for entrance and exit was enough. Mr. Rogers noted that site distances could be a problem. Mr. Winslow replied that PennDOT would review the location before issuing a Highway Occupancy Permit. Mr. Coxe said that this type of development would require only one access.

Mr. Rogers asked for additional comments. There were none. Mr. Steele made a motion to approve the Grace Chapel Community Church Major Land Development Plan with the noted contingencies. Dr. Coupland seconded the motion. The motion carried unanimously.

#### **First Assembly of God 2007 Building Expansion Minor Land Development Plan (1455 N. Keel Ridge Road)**

Mr. Coxe explained that the purpose of the plan is for the addition of a one-story, 9,600 square-foot activity center to the west of the existing facility.

Approval of the plan would have the following contingencies.

- 1) Drawing corrections
- 2) Approval of Stormwater Management Report by City Engineer
- 3) Two sets of permanent ink mylars with signatures and seals

Mr. Rogers noted that this appeared to be a freestanding building and questioned if it is an actual addition. Mr. Winslow confirmed that it was freestanding. Attorney Kuster stated that it could be considered an accessory use. There was a brief discussion regarding zoning and use regulations in relation to the proposed building.

Pastor Martin of First Assembly of God Church stated that he saw no reason that the proposed building could not be connected to the existing building with a porch.

Mr. Rogers asked for additional comments. There were none. Mr. Rogers asked for a motion for approval. Mr. Benton made a motion to approve the First Assembly of God 2007 Building Expansion Minor Land Development Plan with the noted contingencies. Mrs. McConnell seconded the motion. The motion carried unanimously.

### **Solar Atmospheres – 2007 Building Addition Industrial Land Development Plan (30 Industrial Road)**

Mr. Coxe explained that the purpose of this plan is for the construction of a proposed single-story 20,000 square-foot addition. He said that Solar Atmospheres is purchasing the adjoining land of Mogg and will combine the adjoining parcels into one property. They will continue to lease the building housing Shenango Valley Meats for a limited time period after which that building will most likely be removed from the property.

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) Conveyance of deeds from Mogg to Hermitage Technical Associates and combining of parcels
- 5) Two sets of permanent ink mylars with signatures and seals

Mr. Rogers asked for additional comments. There were none. Mr. Rogers asked for a motion for approval. Dr. Coupland made a motion to approve the Solar Atmospheres 2007 Building Addition Industrial Land Development Plan with the noted contingencies. Mr. Passalinqua seconded the motion. The motion carried unanimously.

### **PLANNING MODULES:**

#### **Bedford 1011, LTD – Lot 1 – Final Subdivision Plan (Lamor Road)**

Mr. Coxe explained that this is the sewage facility planning module for this proposed subdivision. Mr. Rogers asked for a motion regarding this submission. Mr. Tamber made a motion to approve the Bedford 1011, LTD Lot 1 Final Subdivision Planning Module. Mr. Steele seconded the motion. The motion carried unanimously.

### **OTHER BUSINESS:**

Mr. Rogers noted the memos forwarded to the Planning Commission regarding rezoning requests for the YMCA and Ristvey properties, both on North Hermitage Road. Mr. Coxe explained that the Board of Commissioners introduced both of these requests at their meeting on June 27, 2007 and that the Planning Commission will consider these requests at their August 6<sup>th</sup> regular meeting. He stated that the Board of Commissioners will hold the Public Hearing on August 22, 2007 and the Final Vote will be September 26, 2007.

Mr. Coxe also said that the Public Hearing for the Hoss' Restaurant rezoning request was held at the Board of Commissioners meeting in June and the Final Vote will take place at their July 25<sup>th</sup> meeting.

Mr. Coxe advised the members and public that all rezoning information is available on the City website.

There were no questions or comments from the Planning Commission regarding these rezonings.

Gordon Harbison of 3580 Mount Hickory Boulevard distributed a letter and petition that detailed opposition by area residents to the rezoning of the Ristvey property. He stated that the proposed rezoning is inconsistent with the various studies and land use plans developed for the City of Hermitage since 1993. Mr. Harbison also noted that the Hermitage Zoning Ordinance does not provide adequate buffer requirements between residential and commercial districts. He asked that City officials make a plan that will protect residents from the undesirable effects of rezoning.

Mr. Rogers briefly explained the rezoning process and advised the residents to attend the meetings of the Hermitage Planning Commission, the Mercer County Regional Planning Commission and the Board of Commissioners in order to make known their concerns.

Beth Pyle of 1254 Foxwood Drive asked if the rezoning process could be stopped once it is initiated. Mr. Rogers stated that the Planning Commission is an advisory board to the Board of Commissioners, and its duty is to make a recommendation on the request based on written regulations. Mr. Coxe noted that the process could be stopped only if the applicant chooses to withdraw the rezoning request. He also said that the Board of Commissioners makes the final decision on all requests including rezonings, subdivisions and land development plans.

Mr. Harbison asked who makes the changes to the Zoning Ordinance. Mr. Coxe replied that the Board of Commissioners adopts any changes to the Ordinance, but the Planning Commission, Board of Commissioners or City staff can suggest them. Mr. Harbison stated that he wants his letter to start the process of changing zoning regulations in the City of Hermitage to protect residents and he said that he would continue to appear before the various boards to state his concerns.

**Shenango Valley Multi-Municipal Comprehensive Plan update** – Mr. Coxe distributed information and explained the adoption process for the Comprehensive Plan. He also noted that the Plan is nearing completion and said that Planning Commission members would each receive a copy of the complete plan on disk and a hard copy of the executive summary when available. Mr. Coxe stated that the Plan would likely be on the Planning Commission's September agenda for consideration.

**Mercer County Regional Planning Commission update** – Mr. Rogers had no update and noted that his schedule often conflicts with the meetings of the Mercer County Regional Planning Commission. He asked if any member would volunteer to replace him as the representative for the Hermitage Planning Commission. Mr. Benton agreed to become the new representative. A request will be forwarded to the Board of Commissioners to appoint Mr. Benton to this position.

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

Respectfully submitted,

Cindy Pagliaroli  
July 6, 2007