

HERMITAGE PLANNING COMMISSION

MINUTES

Monday
July 7, 2008
Regular Meeting
8:30 a.m.

MEMBERS PRESENT:

Chuck Rogers – Chairman
John Coupland
Matt Liburdi
Shannon McConnell
Chester B. Scholl
James Tamber

OTHERS PRESENT:

Marcia Hirschmann
Cindy Pagliaroli
Jan Farmakis
Jeremy Coxe
Scott Smith
Gary Hinkson
Joe Pinchot

MEMBERS ABSENT:

Woody Steele – Secretary
Ed Benton
Mark Passalinqua

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 June 2, 2008 meeting. Mrs. McConnell made a motion to approve the June 2nd minutes. Mr. Scholl seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

SUBDIVISION PLANS:

Final Lot 1 Larry E. Baling & Yvonne B. Ceslak Subdivision (Lamor Road)

Mrs. Hirschmann explained that the purpose of this plan is for the creation of a 2.25-acre single building lot. She noted that the sanitary sewer would be a grinder pump connection to the existing force main on Lamor Road.

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

Mr. Rogers asked for questions or comments on this plan. There were none. Mr. Liburdi made a motion to approve the Final Lot 1 Larry E. Baling & Yvonne B. Ceslak Subdivision with the noted contingencies. Dr. Coupland seconded the motion. The motion carried unanimously.

LAND DEVELOPMENT PLANS:

Olympic Fun Center Parking Expansion Project 2008 Minor Land Development Plan (4070 East State Street)

Mrs. Hirschmann explained that the purpose of this plan is for the creation of an additional parking area for the Olympic Fun Center on the adjoining parcel to the west. She noted that the existing driveway on East State Street would be eliminated and access will be shared with the driveways of the Olympic Fun Center. Mrs. Hirschmann stated that sidewalks and street trees would be added.

Approval of the plan would have the following contingencies.

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

Mr. Rogers asked for questions or comments on this plan. He also asked about the existing trees on the south side of the property and Mrs. Hirschmann replied that the trees would remain as a buffer. Mrs. McConnell asked about traffic circulation between the new parking lot and the existing Fun Center parking lot. Mrs. Hirschmann explained that there was too much slope to connect the lots.

Dr. Coupland made a motion to approve the Olympic Fun Center Parking Expansion Project 2008 Minor Land Development Plan with the noted contingencies. Mr. Liburdi seconded the motion. The motion carried unanimously.

PLANNING MODULES:

Final Lot 1 Larry E. Baling & Yvonne B. Ceslak Subdivision (Lamor Road)

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

Dr. Coupland made a motion to approve the Planning Module for the Final Lot 1 Larry E. Baling & Yvonne B. Ceslak Subdivision. Mr. Tamber seconded the motion. The motion carried unanimously.

Quaker Meadow Planned Residential Development (Valley View Road)

Mrs. Hirschmann explained that this is the standard Planning Module to accompany the planned residential development plan. She noted that the plan drawing reflected the changes requested by

the Planning Commission, including an additional access drive from Route 18 and sidewalks around the interior loop road.

Mr. Rogers asked for questions or comments on this planning module. There were none. Mr. Liburdi made a motion to approve the Planning Module for the Quaker Meadow Planned Residential Development. Mrs. McConnell seconded the motion. The motion carried unanimously.

OTHER BUSINESS:

Shenango Valley Multi-Municipal Comprehensive Plan update – none

Mercer County Regional Planning Commission update – none

There were no public comments. The meeting adjourned at 8:38 a.m.

Respectfully submitted,

Cindy Pagliaroli
July 7, 2008