

# HERMITAGE PLANNING COMMISSION

## MINUTES

Monday  
August 2, 2010  
Regular Meeting  
8:30 a.m.

### MEMBERS PRESENT:

Chuck Rogers – Chairman  
Woody Steele – Secretary  
Ed Benton  
John Coupland  
Chester B. Scholl  
Ray Slovesko  
Mary Dee Wellman-Donald

### OTHERS PRESENT:

Marcia Hirschmann  
Tom Kuster  
Cindy Pagliaroli  
Jeremy Coxe  
Nathan Zampogna  
Jan Farmakis  
Joe Pinchot

### MEMBERS ABSENT:

Matt Liburdi  
James Tamber

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 7, 2010 meeting. Mr. Slovesko made a motion to approve the June 7<sup>th</sup> minutes. Mr. Benton seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

### **SUBDIVISION PLANS:**

#### **Final Lots 10 & 11 John A. Marriott and Donna J. Marriott Living Trust Subdivision (Christy Road / Spangler Road)**

Mrs. Hirschmann explained that the purpose of this plan is for the creation of two building lots, Lot 10 consisting of 11.611 acres and Lot 11 consisting of 4.69 acres. She noted that both lots have access to sanitary sewers. Mrs. Hirschmann said that the owners intend to retain Lot 11 and convey Lot 10.

Approval of the plan would have the following condition.

- 1) Approval of DEP Planning Module

There was a brief discussion regarding flag lots and access to the proposed lots. Lot 10 is a flag lot with a 50' right-of-way access to Christy Road and also access by easement via the driveway to Lot 6. Lot 11 is shaped somewhat like a flag lot, but has frontage on Spangler Road that exceeds the minimum lot width in the R-1-75 zoning district.

Mr. Rogers asked for additional comments. There were none. Mr. Steele made a motion to approve the Final Lots 10 & 11 John A. Marriott and Donna J. Marriott Living Trust Subdivision with the noted condition. Dr. Coupland seconded the motion. The motion to approve carried unanimously.

**Lawrence A. & Karen Y. Shaffer Resubdivision of Lot 1 into Lots 1A & 1B  
(Ridgewood Drive)**

Mrs. Hirschmann explained that the purpose of this plan is for the creation of two lots. Lot 1A, 3.7311 acres, is to be retained by the owner and Lot 1B, a non-building lot of 1.3113 acres, is to be conveyed to the City of Hermitage for the construction of a stormwater management basin.

Approval of the plan would have the following conditions.

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

Mrs. Hirschmann stated that City access to Lot 1B would be gained through an easement extending from North Hermitage Road through the lands of Bowman and the lands of Smith.

Mr. Rogers noted that this stormwater basin may eventually become wetlands and asked if that posed a problem in the future. Mrs. Hirschmann responded that it may, if the basin / wetlands were to ever be removed.

Mr. Rogers asked for additional comments. There were none. Mr. Steele made a motion to approve the Lawrence A. & Karen Y. Shaffer Resubdivision of Lot 1 into Lots 1A & 1B with the noted conditions. Mr. Scholl seconded the motion. The motion to approve carried unanimously.

**PLANNING MODULES:**

**Final Lots 10 & 11 John A. Marriott and Donna J. Marriott Living Trust Subdivision  
(Christy Road / Spangler Road)**

Mrs. Hirschmann stated that this is the standard planning module to accompany the subdivision that was just approved. She noted that approval of the Planning Commission is needed to submit it to DEP.

Mr. Rogers asked for additional comments. There were none. Mr. Benton made a motion to approve the Planning Module for the Final Lots 10 & 11 John A. Marriott and Donna J. Marriott Living Trust Subdivision with the noted condition. Ms. Wellman-Donald seconded the motion. The motion to approve carried unanimously.

**OTHER BUSINESS:**

**Mercer County Regional Planning Commission update** – Mr. Benton stated that there are no meetings scheduled for July and August.

Mr. Rogers asked if there were other issues for discussion. There were none.

Mrs. Hirschmann reminded the members that the next meeting is scheduled for September 13<sup>th</sup>, due to the Labor Day holiday.

The meeting adjourned at 8:41 a.m.

Respectfully submitted,

Cindy Pagliaroli

Date prepared – August 2, 2010

Date approved – September 13, 2010