

HERMITAGE PLANNING COMMISSION

MINUTES

Monday
August 6, 2007
Regular Meeting
8:30 a.m.

MEMBERS PRESENT:

Chuck Rogers – Chairman
Woody Steele – Secretary
Ed Benton
Laura Blaire
John Coupland
Shannon McConnell
Mark Passalinqua
Chester B. Scholl
James Tamber

OTHERS PRESENT:

Marcia Hirschmann
Tom Kuster
Jeremy Coxe
Cindy Pagliaroli
Jan Farmakis
Gary Gulla
Gary Hinkson
Joe Pinchot

Tom McConnell
James Goodwin
George Kraynak
Geoffrey Hartenstein
Scott Kalmanek
Don Sebastian
Park Lenhart
Mike Ristvey

There were 24 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 July 2, 2007 meeting. Dr. Coupland made a motion to approve the July 2nd minutes. Mr. Passalinqua seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

SUBDIVISION PLANS:

Final Plat Shenango Valley Mall Lot No. 4 Subdivision (East State Street)

Mrs. Hirschmann explained that the purpose of this plan submitted by the McConnell family is for the creation of a 4.14-acre non-building lot to be conveyed and added to adjoining lands to the north. She also stated that an August 2nd resubmission has changed the title of the plan to **George F. McConnell Heirs Subdivision Lot No. 1**. Mrs. Hirschmann noted that the maintenance building located on the property is shown on the resubmission and poses a problem in that it is closer to the property line than the 20' setback requirement allows. She suggested adding a third approval contingency to provide for resolving this issue.

Approval of the plan would have the following contingencies.

- 1) Drawing corrections
- 2) Two sets of permanent ink mylars with signatures and seals
- 3) Resolution of the setback in regard to the existing maintenance building

Mr. Rogers asked for further comments on this plan. There were none. Mr. Benton made a motion to approve the George F. McConnell Heirs Subdivision Lot No. 1 with the noted contingencies. Mr. Steele seconded the motion. The motion carried unanimously.

Moroco Family Limited Partnership Lot 1 Subdivision (Broadway Avenue)

Mrs. Hirschmann explained that the purpose of this plan is for the creation of a 12.508-acre building lot.

Approval of the plan would have the following contingencies.

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

Mr. Rogers asked for additional comments. There were none. Mr. Steele made a motion to approve the Moroco Family Limited Partnership Lot 1 Subdivision with the noted contingencies. Mr. Tamber 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 1.6 acres on the west side of North Hermitage Road from Institutional to Highway Commercial. (Shenango Valley YMCA property)

Mrs. Hirschmann explained the purpose of this request and noted that the Mercer County Regional Planning Commission Zoning & Subdivision Review Committee has recommended approval of this rezoning. She stated that the Board of Commissioners public hearing is scheduled for August 22, 2007 and a final vote will take place at their September meeting.

There was a brief discussion regarding access to the parcel and Mrs. Hirschmann stated that it would utilize the access road that currently connects the Hermitage Crossing Plaza and the YMCA. A curb cut to the parcel on North Hermitage Road is now closed and Mrs. Hirschmann noted that PennDOT usually prefers not to re-open them.

Attorney James Goodwin, representing the YMCA, distributed an August 3, 2007 survey of the property that showed that the curb cut was removed. Mr. Rogers asked Attorney Goodwin if the YMCA planned to remain in its current location once this parcel is sold. Attorney Goodwin replied yes, that the YMCA couldn't afford to move, and plans to put the proceeds toward current financial obligations.

Mr. Passalinqua asked Attorney Goodwin the name and intent of the buyer of the parcel, but he stated that he did not know and referred the question to the realtors representing the buyer.

Mr. Steele made a motion to approve with a recommendation that access be provided via the current access road and that the curb cut not be re-opened. Mr. Rogers asked for a second to the motion.

Mr. Passalinqua then asked Park Lenhart, representing the buyer, of the intended use of the parcel. Mr. Lenhart replied that a restaurant is planned for the property.

There was a brief discussion about the proposed future land use of this property to be established by the Shenango Valley Comprehensive Plan, which is currently under review. There was also discussion regarding the property and the 2001 Route 18 North Corridor Study. Mr. Rogers noted that any commercial development could be placed on the property if it is rezoned as requested. Attorney

Goodwin stated that the YMCA is aware of the potential changes and uses for this property once it is rezoned, but felt that these changes would not affect the YMCA adversely.

Mr. Rogers asked what the buffer requirements would be in the Highway Commercial zoning district. Mrs. Hirschmann said that there are no requirements if the property is not abutting a Residential district and that only landscape requirements would apply.

Mr. Rogers stated that there was a motion to approve the request for rezoning with a recommendation that the curb cut on North Hermitage Road not be re-opened. Mr. Tamber seconded the motion. The motion carried. Mr. Scholl abstained.

OTHER BUSINESS:

Shenango Valley Multi-Municipal Comprehensive Plan update – Mrs. Hirschmann stated that the final draft has been submitted to the Mercer County Regional Planning Commission for coordination. She said that the complete final draft will be available to the Planning Commission for review in the near future, and that a representative from the Regional Planning office will attend an upcoming meeting to discuss the adoption process.

Mercer County Regional Planning Commission update – Mr. Rogers noted that there was no meeting in July.

Mr. Rogers suggested there be a review of the standards governing lighting, buffers, noise and access for commercial developments and the effects they have on adjacent residential developments. All members agreed and Mrs. Hirschmann stated that the Planning Department staff would gather information addressing these issues and present it for discussion at the September meeting.

Mr. Rogers distributed a letter he received from Winslow Engineering regarding his comments made at the July Planning Commission meeting about sight distances on Lamor Road.

There were no public comments. The meeting adjourned at 9:08 a.m.

Respectfully submitted,

Cindy Pagliaroli
August 7, 2007