

HERMITAGE PLANNING COMMISSION

MINUTES

Monday
September 14, 2009
Regular Meeting
8:30 a.m.

MEMBERS PRESENT:

Chuck Rogers – Chairman
Ed Benton
John Coupland
Matt Liburdi
Chester B. Scholl
James Tamber
Mary Dee Wellman-Donald

MEMBERS ABSENT:

Woody Steele – Secretary
Mark Passalinqua

OTHERS PRESENT:

Marcia Hirschmann
Tom Kuster, City Solicitor
Cindy Pagliaroli
Gary Hinkson
Gary Gulla
Scott Smith
Jan Farmakis
Jeremy Coxe
Nathan Zampogna
Joe Pinchot
Paul Paoletta
Paul O'Brien

There were six others in attendance.

Mr. Rogers called the meeting to order at 8:30 a.m. in the Hermitage Municipal Building. He introduced Mary Dee Wellman-Donald, newly appointed to the Planning Commission to replace Shannon McConnell.

Mr. Rogers asked for public input. There was none.

APPROVAL OF MINUTES:

Mr. Rogers asked for approval of the minutes of the June 1, 2009 meeting. Mr. Benton made a motion to approve the June 1st minutes. Mr. Scholl seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

PRESENTATION ON LINDENPOINTE PROJECTS

Gary Gulla, Assistant City Manager, made a presentation on current projects at LindenPointe Innovative Business Campus. He said that the property was purchased with a \$2.5 million state grant and a \$2 million commitment from Fred George, which allowed for construction of the infrastructure for a planned technical park on the 115-acre site. Mr. Gulla noted that the City-owned portion is to the rear of the site and the intention of the City is to build a regional economic development project with an emphasis on technology and education components. He stated that local businesses in the electronics industry stressed the importance of having a technology center available to them to serve as an incubator facility and testing lab, so that testing equipment would be available to them when needed.

Mr. Gulla said that the City has two projects of its own currently under way, the Training & Workforce Development Building that is near completion and the Technology Innovation & Development Center that is planned for construction soon. He explained that SEED, Subscribers Encouraging Economic Development, owns the building that currently houses Novocell Semiconductor and Butler County Community College. He said the college is planning an addition to the existing building.

Gary Hinkson, City Manager, commented that the City is pleased to partner with Butler County Community College in their expansion efforts at LindenPointe.

Representatives of Butler County Community College then made a presentation. Nick Neupauer, President, stated that the Mercer County branch of the college was established in Hermitage in 2005. He said that the LindenPointe location of 4,000 square feet, which contains one large and two small classrooms, has now met its capacity and that the college is planning an addition to the existing building to satisfy the growing enrollment. He said that the seat count, which is the number of classes that are being attended by the entire student body, has increased from 195 in 2005 to 922 in 2008. Mr. Neupauer noted that the addition would provide needed classrooms and a lounge area so that students can remain in the building between classes.

LAND DEVELOPMENT PLANS:

Butler County Community College 2009 Building Addition Major Land Development Plan (Innovation Way)

Mrs. Hirschmann explained that the purpose of this land development plan is for the proposed construction of an 11,733 square foot addition to the existing building that houses the Butler County Community College located in the LindenPointe Innovative Business Campus. She said that the college would eventually own and occupy the entire building. Mrs. Hirschmann noted that the proposed plan includes a new entrance, patio, sidewalks and new parking areas across the street.

Approval of the plan would have the following contingencies.

- 1) Drawing corrections
- 2) Two sets of permanent ink mylars with signatures and seals
- 3) Execution of Developer's Agreement regarding integration of this land development plan with proposed parking across Innovation Way

Mr. Hirschmann asked for comments or questions. Mr. Benton asked what enrollment is projected for the 2009 – 2010 year. Mr. Neupauer replied that a seat count of 1,000 is expected. Mr. Scholl asked if there is a long-term projected enrollment. Mr. Neupauer said that the college is considering the option of purchasing adjacent lots in LindenPointe to accommodate future growth for additional buildings.

David Harris of Thomas Keller Architects presented a rendering of the proposed addition, stating that it will add approximately 6,000 square feet per floor. He said that there would be five new classrooms and a total of nine classrooms in the entire facility upon completion.

Mr. Scholl asked if one entrance/exit drive would be enough to service LindenPointe as additional buildings are constructed and the site gets more traffic. Mr. Gulla responded that the City is in talks with the U.S. Dept. of Commerce to provide funding to build the infrastructure

for a traffic signal at the entrance of LindenPointe. He stated that the issue of an additional driveway would come before the Planning Commission at a later date if necessary. Mr. Gulla said that at the present time, emergency vehicles could enter LindenPointe through the parking lot and trail at Christy Road.

A representative of Butler County Community College distributed booklets that provided information regarding the statistics and goals of the LindenPointe campus. Mr. Neupauer noted that affordability, accessibility and transferability of credits make the college appealing to local students.

Mr. Rogers asked for a motion regarding the plan. Mr. Liburdi made a motion to approve the Butler County Community College 2009 Building Addition Major Land Development Plan with the noted contingencies. Dr. Coupland seconded the motion. The motion carried unanimously.

Butler County Community College 2009 Parking Lot Expansion Project Major Land Development Plan (Innovation Way)

The purpose of this plan is for the development of Lots 27 & 28 in the LindenPointe Innovative Business Campus to serve as parking areas for the Butler County Community College. Mrs. Hirschmann said that the parking areas would be completed before the building addition is occupied.

Approval of the plan would have the following contingencies.

- 1) Drawing corrections
- 2) Two sets of permanent ink mylars with signatures and seals
- 3) Execution of Developer's Agreement regarding use and ownership of parking areas

Mr. Rogers asked for a motion regarding the plan. Mr. Benton made a motion to approve the Butler County Community College 2009 Parking Lot Expansion Project Major Land Development Plan with the noted contingencies. Mr. Tamber seconded the motion. The motion carried unanimously.

SUBDIVISION PLANS:

Hidden Acres South – Phase I – Final Subdivision Plan – Lots 1-26 (Tuscany Court)

Mrs. Hirschmann explained that this is the final plan that would allow for conveyance of lots and construction of homes on 26 residential lots on Tuscany Court. Mrs. Hirschmann provided background information on this development, stating that the preliminary plan was first submitted four years ago. She noted that the primary reason for the delay in completion of the preliminary plan was determining how sanitary sewer service would be provided to the development. A waiver was granted in 2004 for the length of the Tuscany Court cul-de-sac, which is 1,192 feet long. The number of lots served by a single access is less than the maximum of 50.

Approval of the plan would have the following contingencies.

- 1) Drawing corrections
- 2) Completion of all Preliminary Plan approval conditions
- 3) Posting of Financial Security to guarantee completion of infrastructure
- 4) Execution of Developer's Agreement

- 5) Two sets of permanent ink mylars with signatures and seals

Mr. Rogers asked if additional development in this area would require a second access road. Mrs. Hirschmann responded yes, or it would require a waiver. Mr. Scholl asked if there is a provision in this subdivision plan that provides a second access in the future. Mrs. Hirschmann said that the initial sketch plan showed Royal Oaks Drive extending south to a new street to the east that would connect to Amhurst Drive.

There was a brief discussion regarding cul-de-sacs, with their benefits and drawbacks being duly noted.

Mr. Tamber made a motion to approve the Hidden Acres South – Phase I – Final Subdivision Plan – Lots 1-26 with the noted contingencies. Mr. Liburdi seconded the motion. The motion carried unanimously.

PRESENTATION ON CITY IMPROVEMENT PROJECTS

Jeremy Coxe, City Planner, distributed information and provided a slide presentation of the various projects recently completed or currently underway in the City. The projects encompassed the areas of recreation, infrastructure, business expansion, LindenPointe growth, roadway improvements, and earned income tax collection.

PRESENTATION ON STULL FARM PLAN

Scott Smith, Building & Zoning Supervisor and Nathan Zampogna, Planning Technician briefly explained the current progress of the Stull Farm plan.

Mr. Zampogna said that former Commissioner Sylvia Stull bequeathed the property to the City for public use, and a committee was formed to determine what use the property should serve. He said the members have visited the site and shared ideas for their vision of the former farm. Mr. Zampogna noted that committee members and staff have visited similar facilities in the area that provide environmental and educational opportunities to the public.

Mr. Smith stated that \$150,000 has been earmarked for development of the site at this time. He said it was suggested that the house be used for office space, noting that any use of the house would require that it be brought up to UCC code with the installation of an accessible restroom and entryway. He said that the main focus of the committee has become the construction of a new activities building on the property. Mr. Smith noted that a Community Supported Agriculture program is desired, with the need for an on-site caretaker being likely. He listed possible improvements to the property, including new infrastructure, walking trails, flower beds, vegetable gardens, and gazebos.

OTHER BUSINESS:

Mercer County Regional Planning Commission update – Mr. Benton reported that the Commission had been recessed for the summer.

Mr. Rogers reminded the Planning Commission members that the sign committee had been established in the spring and asked if anyone would volunteer to fill a vacancy on the committee. There were no volunteers.

Dr. Coupland asked that the Planning Commission review their mission and role in the community. This will be discussed at a future meeting.

There were no public comments. The meeting adjourned at 10:00 a.m.

Respectfully submitted,

Cindy Pagliaroli

Date prepared – September 16, 2009

Date approved -