

# HERMITAGE PLANNING COMMISSION

## MINUTES

Monday  
November 3, 2008  
Regular Meeting  
8:30 a.m.

### MEMBERS PRESENT:

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

### OTHERS PRESENT:

Marcia Hirschmann  
Tom Kuster, City Solicitor  
Cindy Pagliaroli  
Jan Farmakis  
Jeremy Coxe  
Nathan Zampogna  
Scott Smith  
Gary Hinkson  
Gary Gulla  
John Galbo  
Joe Pinchot

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 September 8, 2008 meeting. Mr. Benton made a motion to approve the September 8<sup>th</sup> minutes. Mr. Passalinqua seconded the motion and the motion carried unanimously. The minutes were approved as distributed.

### **SUBDIVISION PLANS:**

#### **Final Lots 1 & 2 Delores V. Patrizi Subdivision (Fleetwood Drive)**

Mrs. Hirschmann explained that the purpose of this plan is the creation of Lot 1 with an existing house, containing 9.171 acres and Lot 2, a non-building lot containing 1.513 acres to be conveyed to and become part of the adjoining lands of Paul & Deborah Wasko. She stated that this acreage was previously intended to be a development of lots, with Fleetwood Drive serving as a street extension, but the development of the property was never pursued. This subdivision is proposed to square off property lines and eliminate Fleetwood Drive as a future street, with the right-of-way being preserved.

Mr. Rogers asked for questions or comments on this plan. There were none. Dr. Coupland made a motion to approve the Final Lots 1 & 2 Delores V. Patrizi Subdivision. Mr. Scholl seconded the motion. The motion carried unanimously.

## **LAND DEVELOPMENT PLANS:**

### **Montrose Nissan 2008 Building Additions Major Land Development Plan (North Hermitage Road)**

Mrs. Hirschmann explained that the purpose of this plan is for a proposed 6,034 square-foot addition to the existing building that was formerly the Garrett bus garage, with additional parking and landscaping. It is planned for use as the Nissan garage & showroom. She noted that it was suggested to the owner to eliminate the existing north driveway on Route 18 for safety reasons, but the owner did not wish to do so.

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

There was a brief discussion regarding access between adjoining properties in this area. Mrs. Hirschmann stated that when the Kraynak property to the west is developed, a connection to an existing roadway would be provided. She noted that some of the properties fronting North Hermitage Road have connecting driveways to adjoining properties and future developments will provide the same.

John Galbo of Taylor Engineering stated that the plans would be modified to provide for a paved and curbed connection to the Montrose property to the south, in lieu of an existing gravel driveway.

Mr. Rogers asked for questions or comments on this plan. There were none. Mr. Steele made a motion to approve the Montrose Nissan 2008 Building Additions Major Land Development Plan with the noted contingencies. Mr. Passalinqua seconded the motion. The motion carried unanimously.

### **Training & Workforce Development Building 2008 Major Land Development Plan (Prosperity Place)**

Mrs. Hirschmann explained that the purpose of this plan is for the development of Lot19D in LindenPointe Technical Park with the proposed construction of a 5,272 square-foot, one-story building with parking and landscaping. She noted that Prosperity Place would be a public street that could be extended to serve future lots in this parcel.

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 asked if there would be parking and/or sidewalk connections between this building and the future Technology Center facility. Mrs. Hirschmann replied that the driveways will connect through the parking lots and sidewalks are planned to connect the properties.

Mr. Steele noted that there is still only one entrance / exit for LindenPointe Technical Park and suggested that there is a need to provide another access on Christy Road. Mrs. Hirschmann

agreed that another access would be beneficial. She stated that the Planned Technical Park ordinance would need to be amended to allow connections to residential streets.

Mr. Rogers asked for questions or comments on this plan. There were none. Mr. Benton made a motion to approve the Training & Workforce Development Building 2008 Major Land Development Plan with the noted contingencies. Mr. Tamber seconded the motion. The motion carried unanimously.

**OTHER BUSINESS:**

**Shenango Valley Multi-Municipal Comprehensive Plan update** – Jeremy Coxe stated that Sharon and Farrell have held public hearings and the cities are now working through the adoption process.

**Mercer County Regional Planning Commission update** – none

Mrs. Hirschmann opened a discussion about electronic changeable copy signs, stating that the City has received various requests for changes to the current standards established by the Hermitage Zoning Ordinance. She said that most of the inquiries have been in regard to the timing of the messages displayed on the signs. She noted that when the regulations were developed the City took a conservative approach and limited the changing of messages to every 15 minutes.

Mrs. Hirschmann suggested that the Planning Commission form a committee to reexamine the Ordinance and recommend appropriate changes.

Mrs. McConnell asked if the Mall is exempt from the Ordinance regulations. Mrs. Hirschmann replied that the Mall was constructed prior to the Ordinance and is therefore considered preexisting.

Mr. Rogers asked if there is any proof that the Mall sign has been considered a safety hazard. Gary Hinkson, City Manager, responded no.

Mr. Hinkson suggested that the proposed sign committee invite the Hermitage Economic Development Commission to select a few members to sit on the committee to develop joint recommendations.

Tom Kuster, City Solicitor also mentioned that PennDOT has requirements pertaining to signs. Mrs. Hirschmann stated that the PennDOT requirements, which are based on numerous studies, will be reviewed when the committee discusses possible changes to the Ordinance.

Mr. Rogers, Mr. Tamber and Dr. Coupland volunteered to serve on the committee.

There were no public comments. The meeting adjourned at 8:55 a.m.

Respectfully submitted,

Cindy Pagliaroli  
November 4, 2008