

HERMITAGE PLANNING COMMISSION

Our Vision:

To create a vibrant and prosperous city that is the region's commercial and employment hub and the residential community of choice, marked by safe and pleasant neighborhoods, and diverse recreational, entertainment and enrichment opportunities.



Meeting Agenda

Hermitage Municipal Building
800 North Hermitage Road, Hermitage, PA

February 2, 2026
8:30 AM

1) Roll Call

A. Election of Officers

Current officers: Matthew Liburdi – Chairman
Woody Steele - Secretary

2) Public Input

3) Approval of Meeting Minutes: January 12, 2026

4) Subdivision Plans:

A. Final Lot Consolidation – Dennis W. & Traci N. Kellar Lot 1 – Westinghouse Boulevard / Kossuth Street / Fred Avenue

5) Land Development Plans:

A. Whispering Pines Veterinary Clinic Major Land Development Plan – East State Street

6) Any other matter proper to come before the Planning Commission

A. Update on the actions of the Mercer County Regional Planning Commission – Jeremy Coxe

7) Public Input

8) Adjournment

HERMITAGE PLANNING COMMISSION

MINUTES

Monday
January 12, 2026
Regular Meeting
8:30 a.m.

MEMBERS PRESENT:

Matt Liburdi – Chairman
Woody Steele -Secretary
Ray Slovesko
T J Rollinson
Barney Scholl
James Tamber
Kara Wasser
Amy McKinney
Bonnie Benton

OTHERS PRESENT:

Jeremy Coxe
Brett Stedman
Gary Hinkson
Gary Gulla
Mark Longietti
Nathan Zampogna
Tammie Blazer
Chris Winslow – Winslow Engineering
Sandee Winslow – Winslow Engineering

Mr. Liburdi called the meeting to order at 8:33 AM. A quorum was present.

PUBLIC COMMENTS:

Mr. Liburdi asked for public comments. There were none.

APPROVAL OF MINUTES:

Mr. Liburdi asked for the approval of the October 6, 2025 minutes. Mr. Tamber made a motion to approve the minutes and Mrs. Benton seconded the motion. The motion carried unanimously. The minutes were approved as distributed.

Mr. Liburdi then asked for the approval of the December 1, 2025 minutes. Mr. Slovesko made a motion to approve the minutes and Mr. Rollinson seconded the motion. The motion carried unanimously. The minutes were approved as distributed.

SUBDIVISION PLANS:

Mazzant North Plan of Lots – Lots 1 & 2 – Hemlock Road / Androla Avenue

Mr. Coxe stated the property is owned by Joseph Mazzant, 288 Trumpet Terrace ,Hermitage, PA 16148. The property is zoned SR1 – Suburban Residential 1. The purpose of this plan is to subdivide tax parcel #12-159-033 and create one building lot, Lot 1, at intersection of Hemlock Road at Androla Avenue and a non-building lot, Lot 2, which is to be added to adjoining lands of Mazzant to the south. The remaining lands contain property owner's existing house. Mr. Coxe stated the conditions of the plan are: drawing corrections, two sets of permanent ink mylars with signatures and seals, recommendation of approval of Request for Modification (waiver) to the SALDO, DEP

approval of Planning Module or Exemption Mailer, letter from water company verifying water service or executed waterline extension agreement and City Solicitor approval of documentation proving right of access across paper streets serving Lot 1 have been met.

Mr. Liburdi asked if there were any further questions – there were none.

Mr. Slovesko made a motion to approve the plan and Mrs. Wasser seconded the motion. The motion carried unanimously.

Request for Modification (Waiver) of Regulations to the Hermitage Subdivision and Land Development Ordinance (SALDO) Section No. 805.6 – Mazzant North Plan of Lots - Lots 1 & 2

Mr. Coxe reviewed the waiver request: The existing access point to Androla Avenue has been used for more than ten years to access the property. The adjacent landowner has granted an easement to cross the property for both utility access and vehicular access to Androla Avenue. This situation was created by the City's Acceptance of less than the planned Androla Avenue. He further explained that Lot 1's proposed frontage is on a private street rather than a public street.

Mrs. McKinney asked if the easement had been recorded.

Mrs. Winslow, replied, no. Mr. Mazzant is currently in Florida and the paperwork has been mailed to him and she is expecting it back this week.

Mr. Coxe stated that Attorney Stedman will also review the easement before it is recorded.

Mr. Liburdi asked if there were any further questions – there were none.

Mrs. McKinney made a motion to approve the plan and Mr. School seconded the motion. The motion carried unanimously, with Mr. Rollinson abstaining.

Mazzant South Plan of Lots - Lots 1A & 2A – Esther Lane

Mr. Coxe stated the property is owned by Joseph Mazzant, 288 Trumpet Terrace, Hermitage, PA 16148. The property is zoned SR2 – Suburban Residential 2. The purpose of this plan is to subdivide tax parcel #12-159-032 by putting a 4-plex apartment building on Lot 1A & nine duplexes on Lot 2A. In order for Lot 2A to meet percentage of lot coverage requirements, this plan will also consolidate Lot 2 from Mazzant North Subdivision with Lot 2A removing the lot line between them. Mr. Coxe stated the final conditions of the plan are drawing corrections, recommendation of approval of Request for Modification (waiver) to the SALDO, recording of related subdivision and two sets of permanent ink mylars with signatures and seals

Mr. Liburdi asked if there were any further questions – there were none.

Mr. Scholl made a motion to approve the plan and Mrs. McKinney seconded the motion. The motion carried unanimously.

Request for Modification (Waiver) of Regulations to the Hermitage Subdivision and Land Development Ordinance (SALDO) Section No. 805.7 – Mazzant South Plan of Lots - Lots 1A & 2A

Mr. Coxe reviewed the waiver request: The existing building layout of the property does not allow the subdivision to comply with the 50' right of way to the public street. These buildings have been serviced by the existing access without any issues for past years. No physical changes are proposed to the Site. The 40' right of way modification would not affect the access to both sites that currently exist. Mr. Coxe further explained that Lot 1 has a proposed flag lot frontage.

Mr. Liburdi asked if there were any further questions – there were none.

Mrs. Benton made a motion to approve the plan and Mrs. McKinney seconded the motion. The motion carried unanimously.

Final Consolidation Plan Whispering Pines Holdings Lot 1 - East State

Mr. Coxe stated the property is owned by Whispering Pines Holdings LLC, 3816 East State Street, Hermitage, PA 16148. The property is zoned NC1 – Neighborhood Commercial 1. The purpose of the plan is to consolidate tax parcels #12-146-004 & 12-146-005 into one contiguous parcel, removing the existing lot lines. subdivide tax parcel 12-159-256 into two building lots: Lot 1 & Lot 2. Lands originally contained a house that was demoed this year. Mr. Coxe stated the final conditions of the plan are drawing corrections and two sets of permanent ink mylars with signatures and seals.

Mr. Liburdi asked if there were any further questions – there were none.

Mr. Slovesko made a motion to approve the plan and Mrs. Wasser seconded the motion. The motion carried unanimously.

OTHER BUSINESS:

MCRPC

Mr. Coxe stated they had their monthly meeting, which he attended, however nothing pertaining to Hermitage was on the agenda. They are continuing to work on their Comprehensive Plan.

Mr. Liburdi asked for additional public comment. There was none.

The meeting adjourned at 8:50 a.m.

Respectfully submitted,

Tammie Blazer

Date prepared – January 14, 2026

Date approved – pending

SUBDIVISION

REPORT

Plan Name: **Final Lot Consolidation - Dennis W. & Traci N. Kellar Lot 1**

Owner(s) Name: **Dennis W. & Traci N. Kellar
536 Westinghouse Boulevard
Hermitage PA, 16148**

Zoning District: **SR 1 - Suburban Residential 1**

Location: **Westinghouse Boulevard / Kossuth Street / Fred Avenue**

Purpose: **To consolidate Lots 202, 203, 204, 205, 228, 229, 230 and 231 into one contiguous parcel.**

HPC conditions **Drawing corrections
Two sets of permanent ink mylars with signatures and seals**

HPC action notes

LAND DEVELOPMENT PLAN

REPORT

Plan Name: **Whispering Pines Veterinary Clinic Major Land Development Plan**

Owner(s) Name: **Whispering Pines Holdings LLC
2838 East State Street
Hermitage PA, 16148**

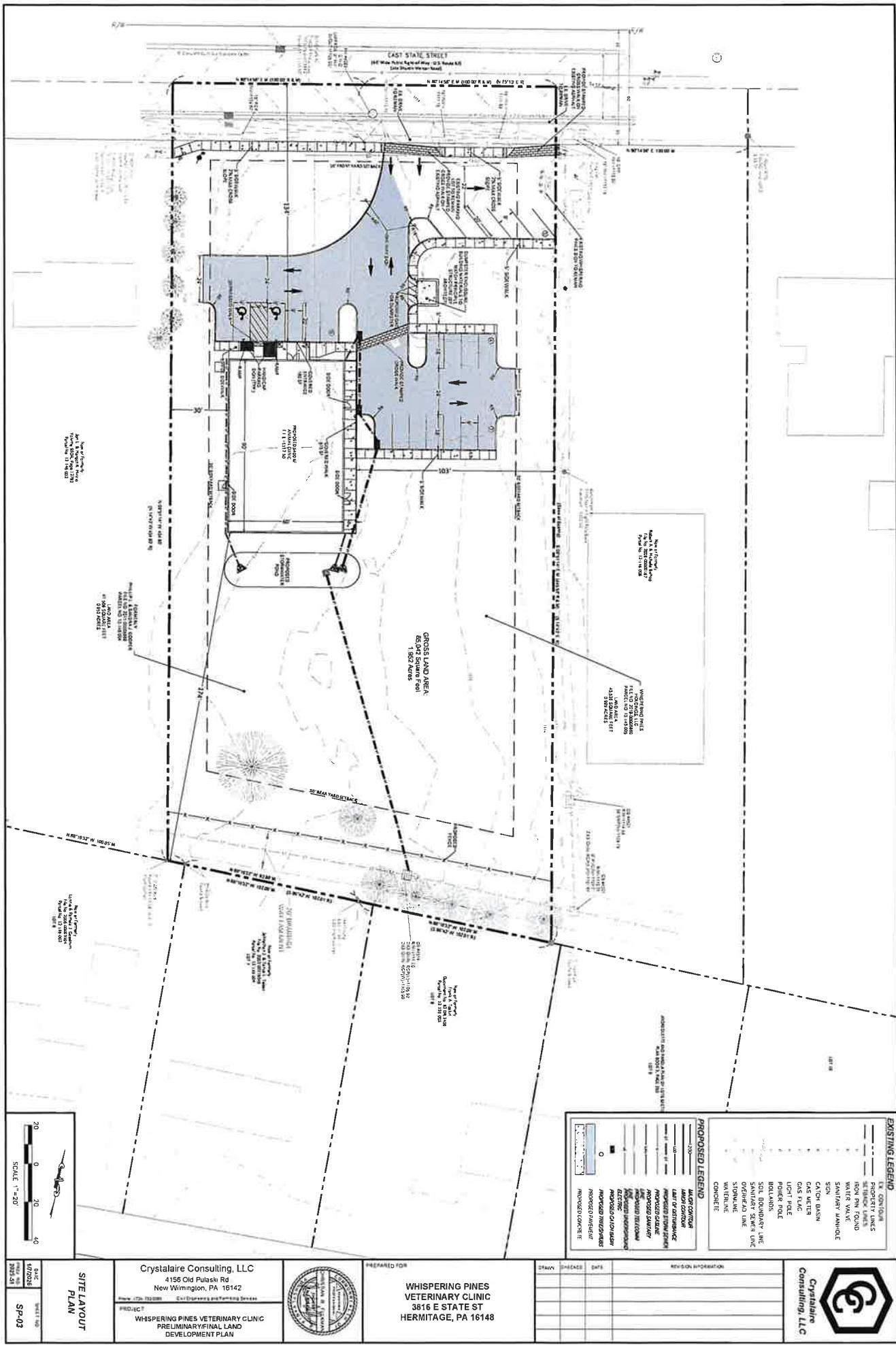
Zoning District: **NC 1 - Neighborhood Commercial 1**

Location: **East State Street**

Purpose: **To construct a new veterinary clinic with parking expansion, sidewalks, utilities and stormwater management.**

HPC conditions: **Drawing corrections
Two sets of permanent ink mylars with signatures and seals
Recording of related subdivision/consolidation plan
Approval of Stormwater Management Report by City Engineer
DEP Approval of Planning Module or Exemption Mailer**

HPC action notes:



Crystalaire Consulting, LLC
4156 Old Pulaski Rd
New Wilmington, PA 16142

WHISPERING PINES VETERINARY CL
PRELIMINARY/FINAL LAND
DEVELOPMENT PLAN



WHISPERING PINES
VETERINARY CLINIC
3816 E STATE ST
HERMITAGE, PA 16148

DUC 07/20/2014 PPS-A-03		Crystalaire Consulting, LLC 4156 Old Pulaski Rd New Wilmington, PA 16142 <small>Phone: 724-732-0300 Email: Crystalaire@Pacifier.com</small>		PREPARED FOR WHISPERING PINES VETERINARY CLINIC 3816 E STATE ST HERMITAGE, PA 16148	Drawn checked Date	REVISION INFORMATION
SITE LAYOUT SP-03		WHISPERING PINES VETERINARY CLINIC PRELIMINARY/FINAL LAND DEVELOPMENT PLAN				



Crystalaire Consulting, LLC
4156 Old Pulaski Rd
New Wilmington, PA 16142

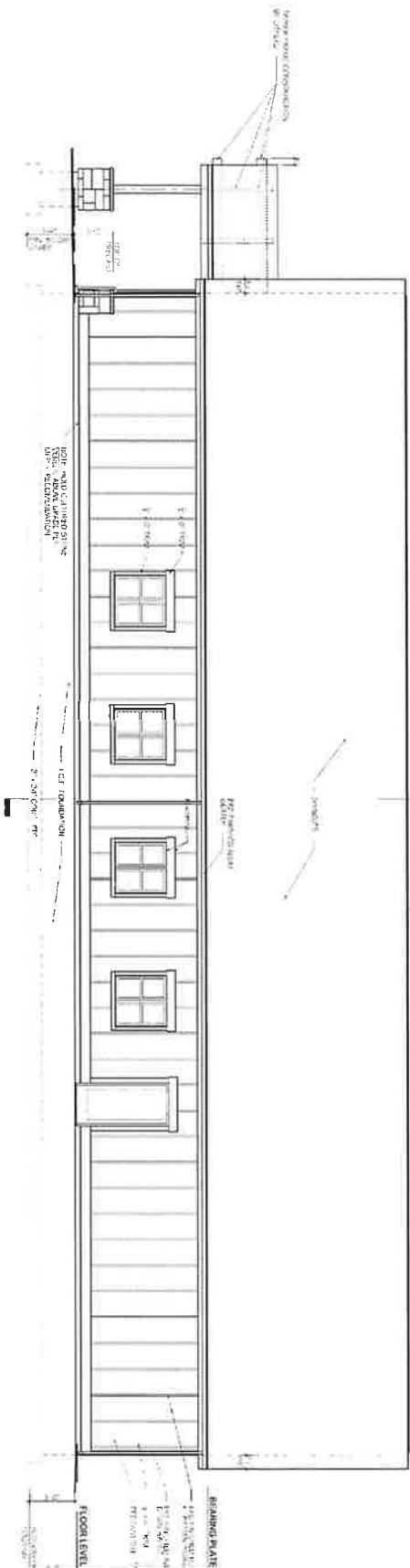
Whispering Pines Veterinary Clinic
Preliminary/Final Land

WHISPERING PINES
VETERINARY CLINIC
3816 E STATE ST
MIDLAND, MI 48640

LANDSCAPE PLAN
AND DETAILS

NTG

LANDSCAPE LEGEND

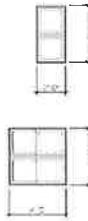


RIGHT ELEVATION - WEST

240

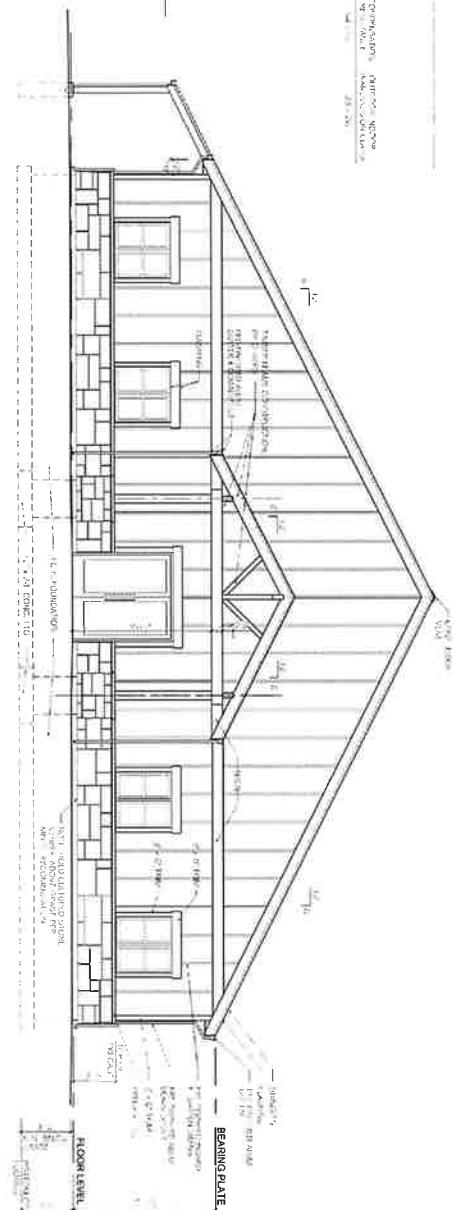
SCALE 1/4" = 1'-0"

WILCOX EDITION



WINDOW NOTES:

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Crystalaire Consulting, LLC 4156 Old Pulaski Rd New Wilmington, PA 15142 <small>Phone: 1724-720-0000 Fax: 1724-720-0001 Email: info@crystalaire.com Web: www.crystalaire.com</small>		PREPARED FOR WHISPERING PINES VETERINARY CLINIC 3816 E STATE ST HERMITAGE, PA 16148	OWNER SHEETS DATE	REVISION INFORMATION
PROPOSED BUILDING ELEVATION / SP-12	MAIL 11/27/25 700-541	PROJECT # WHISPERING PINES VETERINARY CLINIC PHILADELPHIANAL LAND DEVELOPMENT PLAN		

