

# HERMITAGE PLANNING COMMISSION

## AGENDA

April 6, 2020

Regular Meeting

Hermitage Municipal Building

8:30 a.m.

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- 1) **Roll Call**
- 2) **Public Input - Comments from public limited to 3 minutes per person**
- 3) **Approval of Minutes:** March 2, 2020 Regular Meeting
- 4) **Land Development Plans**
  - a. Solar Atmospheres 2020 Building Addition Industrial Land Development Plan (30 Industrial Road)
- 5) **Any other matter proper to come before the Planning Commission**
- 6) **Public Input – Comments from public limited to 3 minutes per person**
- 7) **Adjournment**

HERMITAGE PLANNING COMMISSION

MINUTES

Monday  
March 2, 2020  
Regular Meeting  
8:30 a.m.

MEMBERS PRESENT:

Chuck Rogers – Chairman  
Woody Steele - Secretary  
Bonnie Benton  
Matt Liburdi  
Amy McKinney  
Barney Scholl  
Ray Slovesko  
Jim Tamber

OTHERS PRESENT:

Marcia Hirschmann  
Cindy Pagliaroli  
Gary Hinkson  
Gary Gulla  
Sandee Winslow  
Louis Squatrito

MEMBERS ABSENT:

T.J. Rollinson

There was one other person in attendance.

Mr. Rogers called the meeting to order at 8:30 a.m. in the Commissioners' meeting room at the Hermitage Municipal Building.

**APPROVAL OF MINUTES:**

Mr. Rogers asked for approval of the minutes of the February 3, 2020 meeting. Mr. Scholl made a motion to approve the February 3<sup>rd</sup> minutes. Mr. Steele seconded the motion. The motion carried unanimously. The minutes were approved as distributed.

**SUBDIVISION PLANS:**

**Final Lot Consolidation Plan for Hermitage Technical Associates LLC Lot 1 (Industrial Road / Broadway Avenue)**

Mrs. Hirschmann explained that this is a consolidation plan that will combine four parcels containing a total of 16.8 acres, with the lands currently being occupied by Solar Atmospheres. She noted that a land development plan is expected to be submitted next month for an expansion to the existing Solar Atmospheres building.

Approval of the plan would have the following conditions.

- 1) Drawing corrections
- 2) Conveyance of deed for Parcel 4 from Mercer Technical Associates to Hermitage Technical Associates
- 3) Two sets of permanent ink mylars with signatures and seals

Mr. Slovesko asked if the location of the flood zone affects this consolidation plan. Mrs. Hirschmann said that would have no bearing on this plan and noted that none of the buildings are within the flood zone.

Mr. Rogers asked for additional questions or comments. There were none. Mr. Slovesko made a motion to approve the Final Lot Consolidation Plan for Hermitage Technical Associates LLC Lot 1. Mrs. McKinney seconded the motion. The motion to approve carried unanimously.

**Final Subdivision Plan – Replat of Valley Industrial Park Lot 9 into Lots 9A & 9B (Kirila Road)**

Mrs. Hirschmann explained that this plan creates Lot 9A, a vacant lot fronting Kirila Road and containing 1.484 acres, and Lot 9B, a flag lot containing 2.590 acres and an existing building. She added that a waiver to the Subdivision & Land Development Ordinance has been requested because the flag lot is smaller than the required 10 acres. Mrs. Hirschmann asked Sandee Winslow, the engineer representing the owner, what company occupies Lot 9B. It was determined that STA, a school bus company, occupies Lot 9B.

Approval of the plan would have the following conditions.

- 1) Drawing corrections
- 2) DEP approval of Planning Module Exemption
- 3) Recommendation of approval of Request for Modification (waiver) to the SALDO
- 4) Two sets of permanent ink mylars with signatures and seals

Mr. Liburdi asked if there is a plan to develop Lot 9A. Mrs. Winslow responded that Champion Carrier is interested in purchasing the lot for a proposed storage building.

Mr. Rogers asked for additional questions or comments. There were none. Mr. Liburdi made a motion to approve the Final Subdivision Plan – Replat of Valley Industrial Park Lot 9 into Lots 9A & 9B. Mr. Steele seconded the motion. The motion to approve carried unanimously.

**OTHER BUSINESS:**

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

**Zoning Ordinance Project update** – Mrs. Hirschmann explained that the next section of the ordinance to be reviewed is the Criteria for Specific Uses. She distributed a draft of a page pertaining to the specific use of Backyard Chickens and noted that the issue of backyard chickens arises frequently. There was a discussion regarding the keeping and maintenance of chickens, with Mrs. Hirschmann asking the members to forward their thoughts to her for consideration as the section is updated.

The meeting adjourned at 9:00 a.m.

Respectfully submitted,  
Cindy Pagliaroli

Date prepared – March 3, 2020

Date approved – pending

# LAND DEVELOPMENT PLAN REPORT

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Plan Name: **Solar Atmospheres 2020 Building Addition Industrial Land Development Plan**

Owner(s) Name: **Hermitage Technical Associates, LLC  
1969 Clearview Road  
Souderton, PA 18964**

Zoning District: **LI Light Industrial**

Location: **30 Industrial Road**

Purpose: **The purpose of this plan is the proposed construction of a 14,588 square foot addition, which would connect two existing buildings. The plan includes stormwater management, landscaping and additional parking.**

HPC conditions: **Drawing corrections  
Recording of Lot Consolidation Plan for Hermitage Technical Associates Lot 1  
Approval of Stormwater Management Report and Infrastructure Design by  
City Engineer  
Two sets of permanent ink mylars with signatures and seals**

HPC action notes:

