

MINUTES

ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – December 12, 2006 – 7:30 p.m. – MCRPC Offices

MEMBERS PRESENT

Sam Scott, Chairman
Larry McAdams
Fred Brenner
Chuck Garrett
Clifford McCandless
Ron Faull
James Hughes

OTHERS PRESENT

Lisa Holm Schrader, Planner
Peggy Heldorfer, Associate Planner
Chris Winslow, Winslow Engineering

Mr. Scott, Chairman, called the meeting to order at 7:30 p.m. **A quorum was present.** Mr. Scott noted that the Minutes of the October 24, 2006 meeting were mailed prior to tonight's meeting and there being no additions, corrections, or deletions, the Minutes stand approved as mailed.

NEW BUSINESS

1. Land Development Review – Greene Township – Ms. Schrader explained the Land Development Plan in Greene Township, which is just south of Jamestown Borough. The major land development plan is for a single story medical office building for Primary Health Network on a 5.57 acre lot, with parking, on a lot previously subdivided two months ago. The plan has acquired all the permits necessary to meet approval according to the County Ordinance. She noted that Greene Township has no zoning. After brief discussion, **a motion was made by Mr. Brenner and seconded by Mr. Garrett to recommend approval of the land development plan in Greene Township. The motion passed.**

OTHER BUSINESS

Ms. Schrader explained that we will start to see more land development plans for the County when they fall under the County Subdivision Ordinance. She noted that the land development plan we just reviewed for Greene Township is considered a minor plan because of the size of the building and property. MCRPC handles minor subdivisions in-house. She stated that minor land development plans, like minor subdivisions, would not need to be reviewed by the Committee however, if the Committee would like to continue to review them, we will put it on the agenda. Committee members stated that they would like to review them, as long as it is not the only item on the agenda. Ms. Schrader confirmed that she will continue to show the Committee all land development plans for informational purposes.

Mr. McCandless requested that he would like more information be sent with the agenda regarding zoning issues.

Ms. Schrader stated that the rezoning request in the City of Hermitage was tentative on our agenda, because this item had not officially been requested from the City. Originally the City of Hermitage received a request from a property owner to rezone a property from R-1-75 to R-4. The City turned down the original request prior to MCRPC review. A second request for R-2-75 zoning was discussed but has not officially been sent to the City of Hermitage. It is anticipated that a second request for the R-2-75 will

be submitted to the City for their December 20, 2006 meeting and a public hearing scheduled for January 24, 2007, which would be after our full Commission meeting. She stated that the City of Hermitage typically likes to hear MCRPC's recommendations for consideration at their meetings. Committee members questioned access to the Falkner property, which is south of the property in question. She noted that no action is required at this time since the City of Hermitage Planning Commission has not formally presented this request. Ms. Schrader noted that she would get answers to several questions the committee had for the January 16, 2007 Zoning and Subdivision Review Committee meeting.

ADJOURNMENT

There being no further business to conduct, the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Lisa Holm Schrader,
Planner

LHS/ew