

## MINUTES

### ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – March 20, 2007 – 7:30 p.m. – MCRPC Offices

#### MEMBERS PRESENT

Sam Scott, Chairman  
Larry McAdams  
Chuck Garrett  
Clifford McCandless  
Ron Faulk  
James Hughes  
Elliott Lengel  
Patty McAdams

#### OTHERS PRESENT

Lisa Holm Schrader, Planner  
Peggy Heldorfer, Associate Planner  
Michael Sebak, Mercer, PA  
Larry Gruntz, Springfield Twp.  
Tony Chammas, Pittsburgh, PA  
Barb Brown, Springfield Twp.

Mr. Scott, Chairman, called the meeting to order at 7:35 p.m. **A quorum was present.** Mr. Scott noted that the Minutes of the January 16, 2007 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. Rezoning Request for Ordinance Map Amendment – Springfield Township – Ms. Holm Schrader explained that a request was received to rezone 90 acres of land at the northeast quadrant of I-79/Route 208 interchange from C-2 Commercial to C-1 Commercial. She noted that essentially the permitted uses are the same, although the intensity is a little greater in the C-1 district. She explained that this request was recommended for approval by MCRPC and Springfield Township in February 2005. The rezoning was rescinded by court due to a perceived lack of posting of the property.

Ms. Holm Schrader next reviewed the request according to MCRPC accepted rezoning criteria, which is based upon the PA Municipal Planning Code. The property consists of woodlands and fields, varying between flat and a gentle slope. There are wetlands on site that will not be developed. The property also has frontage on Route 208. She noted that the site is serviced by public sewer and the developer of the property is extending the water service to the site from existing service on the west side of I-79.

In discussion, Mr. Scott asked if the difference between the C-2 and C-1 districts is the size of the buildings that are allowed. Ms. Holm Schrader stated yes, the permitted uses are the same, although the intensity is a little greater in the C-1 district. Mr. Hughes asked if there were any height restrictions in either district. Ms. Holm Schrader stated that the height restriction is 35 feet, but the airport overlay zone also has restrictions on height of buildings.

It was also noted that back in February 2005 MCRPC recommended approval of the rezoning request from C-2 to C-1 and also recommended that Springfield Township include the BP & Boot Barn in this rezoning in order to avoid spot zoning. Ms. Brown stated that the owners of those properties were notified of this rezoning request and they had no interest in having their property rezoned. Ms. Brown noted that the property owner met with Springfield Township to discuss the site, water and sewer issues and transportation improvements. Ms. Brown shared some maps and response document with Committee members and stated that one lesson she learned when the rezoning request went forth was to build a record. She noted that back in 1998 the Township envisioned taking Commercial zoning all the way to

the Pine Township line, but because of inadequate infrastructure and the Route 208 project pending, Springfield Township stated that they would reconsider future development when the infrastructure became available. She noted that the Route 208 project has been ongoing and the old bridge will be torn down and half of the new bridge should be in place within 30-45 days, with construction to resume for the other half of the bridge with construction completion anticipated by the end of 2007. She also noted that in the Wolf Creek COG Comprehensive Plan it identifies this as an area that is seeing new development and should expect more in that area. Ms. Brown stated that the Springfield Township Planning Commission has recommended that this rezoning take place based on the infrastructure improvements which have taken place and the community input that Springfield Township had in the comprehensive planning.

After discussion, **a motion was made by Mr. Lengel and seconded by Mr. McAdams to recommend approval of this rezoning request based upon improved availability of infrastructure at this site. The motion passed.**

### **OTHER BUSINESS**

1. Election of Officers – Ms. Holm Schrader explained that it is time to reorganize the Committee by appointing or reappointing officers for the 2007 year. **A motion was made by Mr. Garrett and seconded by Mr. Lengel to retain Sam Scott as Chairman and Larry McAdams as Vice-Chairman for the 2007 year. The motion passed.**

2. MCRPC Subdivision Process – Ms. Holm Schrader explained that the staff has been reviewing the current fee schedule for subdivision reviews and looking at revising the fee schedule. Currently the fee schedule covers about 25% of what Ms. Heldorfer and Ms. Holm Schrader put into the subdivision review program. The staff feels that the fees should cover closer to actual costs. In discussion, Committee members felt that this is not unreasonable and the fee schedule should cover more of the costs associated with subdivision reviews. Ms. Holm Schrader explained that she has inquired with other counties on their fee schedules as well as how and who reviews and approves subdivision plans. At this time the staff wanted to briefly discuss this and gain input from Committee members. No action was taken on this item.

### **ADJOURNMENT**

There being no further business to conduct, the meeting adjourned at 8:20 p.m.

Respectfully submitted,

Lisa Holm Schrader,  
Planner

LHS/ew