

MINUTES

ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – April 17, 2007 – 7:30 p.m. – MCRPC Offices

MEMBERS PRESENT

Sam Scott, Chairman
Larry McAdams
Chuck Garrett
James L. Hogan
Clifford McCandless
Ron Faull
James Hughes
Patty McAdams

OTHERS PRESENT

Lisa Holm Schrader, Planner
Peggy Heldorfer, Associate Planner
Mike Nashtock, South Pymatuning Twp.
Bob Chovan, South Pymatuning Twp.
Jim Roch, South Pymatuning Twp.
Jan Passell, South Pymatuning Twp.
Jim Garrison, Clark Borough
Larry Candiotti, South Pymatuning Twp.
Michael & Raedine Listopad, S. Pym. Twp.
Pat Carly, South Pymatuning Twp.
Denise Jennings, South Pymatuning Twp.
C. E. Lauderman, South Pymatuning Twp.
Wayne Winarski, South Pymatuning Twp.
Mary Ellen Stambaugh, S. Pym. Twp.
Dennis C. Sump, South Pymatuning Twp.
Doug Thomas, Thomas Construction
Carol Engle, Pine Twp. Zoning Officer

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 March 20, 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. Zoning Ordinance Text Amendment – South Pymatuning Township – Ms. Holm Schrader explained the proposed zoning ordinance text amendment for South Pymatuning Township. The request is to add provisions to allow deer farming as a conditional use in the R-1 District. Article IV would need to be amended to add Section 405, Conditional Uses. She noted that the minimum property size should be 20 combined acres and a buffer section for any agricultural activity. Article XII, Supplemental Regulations would need to be amended to add exceptions to height requirements. Agricultural fencing would be limited to fifteen feet. Also under Article XII, Supplementary Regulations, add Section 1205 to include language regarding nutrient requirements, required buffer and other requirements. Ms. Holm Schrader explained that the proposed property is not identified since the text amendment would apply to the entire R-1 District. Ms. Holm Schrader reviewed this request according to MCRPC's rezoning criteria.

In discussion, Mr. Michael Listopad of Thomason Road expressed that the proposed deer farm would be located behind his property and had concerns with this proposed text amendment. His biggest concern was his property value. Also he has concerns about agricultural use behind his house, high concentration of deer, urine smells, and traffic generated to see the deer and his well could be contaminated. He explained that he has 2 dogs and is concerned for deer ticks and coyotes. It was also noted that the proposed deer farm is wetlands.

Mr. Larry Candiotti stated that he has lived on Thomason Road, 30+ years and his concerns would be the traffic generated and the wetlands. He stated that his residence is a nice quiet area and would hate to see it change.

Ms. Jan Passell stated that she has lived on Thomason Road close to 30 years and has concerns with traffic and poaching. She noted that she has horses. She stated that horse manure does not smell, urine smells. She feels that this is not an appropriate area to have a deer farm. She also had concerns with the wetlands, have all permits been received, including DEP.

Mr. Jim Garrison of Valley View Road has concerns with traffic and smells. He feels that this deer farm does not belong in this area. He also has concerns that wells may be contaminated and there are no plans for city water. Mr. Jim Roch of Valley View Road expressed his concern with concentrated urine going into a stream directly to Shenango Reservoir.

Mr. Bob Chovan stated that he lives on Thomason Road and agrees with the comments noted above. He stated that he is opposed to this text amendment. He noted that he owns 60 acres on Thomason Road and has concerns.

Ms. Lauderman of Gibson Way stated that her road is a private lane and stated that if this deer farming is permitted, he would be using her private lane. She noted that he has already improved this private lane with gravel access which goes across her property to his property. She noted that there is no turnaround on this private lane.

Ms. Stambaugh of Gibson Way stated that she is concerned about her property value. She has lived on Gibson Way for 40 years and is concerned about destroying wetlands. She stated that the birds are leaving the woods because he is cutting down the trees.

Mr. Winarski stated that he lives on Valley View Road, just west of the proposed deer farm. He is opposed to this text amendment because of the smells that it will generate. Ms. Jennings also stated this she is opposed to this text amendment which would allow deer farming in the R-1 Single-Family Residential District.

Ms. Holm Schrader explained that the proposed property is not identified since the text amendment would apply to the entire R-1 District. The proposed zoning ordinance text amendment would be to add provisions to allow deer farming as a "conditional use" in the R-1 Single-Family Residential District.

After discussion, a motion was made by Mr. Hughes to recommend denial of the rezoning request based upon the availability of agricultural land in the R-1 Agricultural Zoning District of South Pymatuning Township. Mr. McAdams seconded. The motion passed unanimously.

Mr. Hogan clarified to those at the meeting that the Zoning & Subdivision Review Committee only makes a recommendation to the Mercer County Regional Planning Commission board, who in turns gives their recommendation to the South Pymatuning Township Supervisors for their final decision.

2. Zoning Ordinance Map Amendment – Pine Township – Ms. Holm Schrader explained a proposed zoning ordinance map amendment. The request is to rezone 52.1 acres of land at the northeast corner of Diamond Road and SR 208 from "B-1" General Business to "I" Industrial. Ms. Holm Schrader reviewed this request according to MCRPC's rezoning criteria. She stated that the Wolf Creek Comprehensive Plan designated this area for future business park use which may include any compatible combination of offices, commercial, light or heavy industrial use. Several businesses exist to the north and west of the proposed site, although they are not specifically within the existing business district. On-lot sewer and water are required at this time. Future plans do not show this area being serviced in the near future. She

noted that existing industrial sites are located approximately ½ mile to the west. Existing businesses are located along SR 208 in several locations and along Diamond Road near the proposed site. She also noted that this area was previously surface mined and reclaimed for its existing use as a construction operation. Several buildings already exist on the site and are in use.

In discussion, Mr. Hughes asked if the Pine Township Planning Commission reviewed this request. Ms. Engle stated no, their meeting is soon. Mr. Doug Thomas, property owner gave a short history of the property. He explained that when he took over this property it was originally contaminated, but not dangerous. He noted that the environmental issues have been addressed and the well is still tested quarterly.

After discussion, **a motion was made by Mr. Hogan to recommend approval of this rezoning request based upon environmental conditions at the site. Mr. Faull seconded. The motion passed unanimously.**

ADJOURNMENT

There being no further business to conduct, the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Lisa Holm Schrader,
Planner

LHS/ew