

## MINUTES

### ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – May 15, 2007 – 7:30 p.m. – MCRPC Offices

#### MEMBERS PRESENT

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

#### OTHERS PRESENT

Lisa Holm Schrader, Planner  
Peggy Heldorfer, Associate Planner  
Brian Barnhizer, Senior Planner  
John Vournous, HRG  
Bob Beach, ARC Foundation  
Barb Brown, Springfield Township  
Carl Raup, Hoss's Restaurant

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 April 17, 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. Major Subdivision Plan – Fairview Township – Preliminary & Final Plans – Mrs. Heldorfer explained the five (5) lot residential subdivision for the ARC of Mercer County Preliminary Plan in Fairview Township using a private access drive and requiring a sanitary sewer extension to the Lake Latonka system. She noted that there will be three (3) building lots and Fairview Township had no comments regarding the subdivision. Mrs. Heldorfer stated that we have received a copy of the DEP Sewage Facilities Planning Module which had been approved and signed by the Coolspring/Jackson/Lake Latonka Joint Authority. She noted that access to Lots 1-4 is over a 50' easement across Lot 4 via a 20' wide private lane. Lot 5 has access to Airport Road. She stated that this subdivision fronts on two roads (Coolspring Church Road and Airport Road). The Storm Water Management Plan has been reviewed and meets the requirements of the Mercer County Subdivision and Land Development Ordinance. Mrs. Heldorfer stated that there are some minor plan corrections necessary to be made prior to signing the plan; however the subdivision meets the requirements of the Mercer County Subdivision and Land Development Ordinance for Preliminary Plan approval. Mrs. Heldorfer explained that we did not receive the necessary bonds for Final Plan.

In discussion, Mr. Beach explained that the contractor has not been selected for digging, which will cost roughly \$60,000, to connect to the Lake Latonka sewage. He noted that the insurance company cannot issue a bond, until they award the contractor. He noted that they are at a stand still until the site plan is approved and transfer the deeds. He noted that they were given an extension until June 30<sup>th</sup> to finalize everything. In further discussion, it was noted that this subdivision is 42 acres altogether. Lot 2 is a non-building lot and there are no wetlands on this subdivision.

After discussion, **a motion was made by Mr. Hogan and seconded by Mr. Garrett to recommend Preliminary Plan approval for the ARC of Mercer County Subdivision in Fairview Township, and Final Plan approval for the ARC of Mercer County Subdivision in Fairview Township, contingent upon receipt/acceptance of the bond for the sewer extension. The motion passed unanimously.**

2. Subdivision & Land Development Ordinance Text Amendment – Springfield Township – Mr. Barnhizer explained that Springfield Township Planning Commission has prepared a text amendment to their Subdivision & Land Development Ordinance to manage roadway access within the Township. This would include remedies for development of properties with inadequate existing right-of-way or cartway, adjustments to street classifications, cul-de-sac provisions, managing access points along collector roads and SR 208 in the commercial areas and outlining traffic study requirements. Mr. Barnhizer explained that when he was reviewing this text amendment against the Springfield Township Subdivision & Land Development Ordinance he detected that Springfield Township may want to change 505(9) Access Management to 505(12), since 505(9) already exists as curbs and there is already a 505(10) sidewalks & 505(11) right-of-way. He noted that he was unable to reach anyone at the Township Building to check on clarification. He noted that in terms of our review, MCRPC did not have any problems with this text amendment.

In discussion, Mrs. Brown explained that Springfield Township wants to adopt standards to ensure that Route 208 and associated collector roads in commercial areas can accommodate traffic smoothly and efficiently and control curb cuts.

After discussion, **a motion was made by Mr. Faull and seconded by Mr. McAdams to recommend approval of the Springfield Township Subdivision & Land Development Ordinance Text Amendment. The motion passed unanimously.**

3. Zoning Ordinance Text Amendment – Hempfield Township – Mrs. Holm Schrader explained that Hempfield Township received a request for a text amendment from a developer to put in a 25 unit subsidized housing apartment building. The text amendment would be to add a conditional use for government subsidized senior apartments in the “R-3” Multi-Family Residential and “B” Mixed Use Zoning Districts and amending that “each apartment building shall have no more than eight dwelling units” to provide that “each apartment building shall have no more than twenty-five dwelling units”.

In discussion, Mr. McAdams verified that this would a conditional use. Mrs. Holm Schrader stated that this is a conditional use, but they do not have any conditions attached. She noted that she spoke with Hempfield Township about additional conditions being attached such as requiring that public utilities, sewer and water, are both available or made available by the developer and adjusting lot size requirements to accommodate such development.

After discussion, **a motion was made by Mr. Hogan and seconded by Mr. McAdams to recommend approval of the zoning ordinance text amendment with additional conditions attached to require public infrastructure and adjust the lot size requirements. The motion passed unanimously.**

4. Zoning Ordinance Map Amendment – City of Hermitage – Mrs. Holm Schrader explained she received a request from the City of Hermitage to rezone a 3.2 acre property along North Hermitage Road, SR 18, just north of the elementary schools entrance from Institutional to CC-1 – Central Commercial. She also noted that this is the third request to rezone this property, once in 2003 and again in 2006. She noted that the final vote for both prior requests was denied by the Hermitage Board of Commissioners. She noted that the property is located on Route 18, on the west side of the road between East State Street and Highland Road. The property is currently accessed by a drive off Route 18, a 5-lane principal arterial with 19,600 ADT. The Hermitage Schools access drive is located along the south of this property. She explained that the surrounding zoning and land use to the north is Institutional (professional building); to the west is Institutional (Delahunty Middle School); immediately to the south is Institutional (access to Delahunty Middle School) and Central Commercial (attorney’s office) and to the east is Institutional (single-family residence and open land). Currently, this site is serviced by both public water and sewer. Mrs. Holm Schrader next reviewed this request according to MCRPC rezoning criteria.

In discussion, Mr. Garrett asked if we received any comment from the School District. Mrs. Holm Schrader explained that we did not receive any comments from the school, but in today's newspaper article, the school made some comments about what to do with this property.

Mr. Carl Raup, Chief Financial Officer with Hoss's Restaurant explained that before they even bothered to enter into an agreement with Mr. & Mrs. Franklin for the property, he met with the Hermitage School Board. The Hermitage School Board had a concern over one of the access drives for the restaurant which would come onto the access drive for the Hermitage Schools and odor from the restaurant. Mr. Raup explained that he showed the second access drive just in case PennDOT would require a second access and he did not see that an odor from the restaurant would be an issue. Mr. Raup stated that he sent an e-mail to Mrs. Karen Ionta, Superintendent of Hermitage School District, making an offer that if this property is rezoned, Hoss's Restaurant would put a stipulation in the deed. He stated that if Hoss's Restaurant would ever vacate this property and the property adjacent to it is still zoned Institutional, the uses would only be permitted to be Institutional uses for another buyer as a protection. Mr. Hogan stated that if we rezone this property, he did not feel that Hoss's Restaurant has the authority to say that this is going to revert back to Institutional zoning. Mr. Raup stated that he could put anything in the deed.

After discussion, **a motion was made by Mr. Hogan and seconded by Mr. McAdams to recommend approval of the zoning ordinance map amendment. The motion passed unanimously.**

#### **ADJOURNMENT**

There being no further business to conduct, the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Lisa Holm Schrader,  
Planner

LHS/ew