

MINUTES

ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – February 19, 2008 – 7:30 p.m. – MCRPC Offices

MEMBERS PRESENT

Larry McAdams
Ron Faulk
James Hughes

OTHERS PRESENT

Lisa Holm Schrader, Planner
Peggy Heldorfer, Associate Planner
Pete Colosimo, GD/Sprint
Matt Smith, General Dynamics

Mr. McAdams, Vice-Chairman, called the meeting to order at 7:35 p.m. **A quorum was not present.**

NEW BUSINESS

1. Major Land Development Plan – Worth Township – John & Victoria Gadsby Cell Tower – Ms. Holm Schrader explained that Sprint-Nextel is looking at putting a cell tower site on the Gadsby property on Bradley Road in Worth Township. She explained that this land development plan was submitted back in November 2007, but the Township had informed us that the property was located in an ag security area. She noted that they went before the ag preserve board and received approval for this cell tower. She noted that the lease area was reduced to 50 x 50 instead of 100 x 100. Ms. Holm Schrader explained that our Mercer County Subdivision and Land Development Ordinance require proof that there is no structure available within a ¼ mile of the proposed site. She noted that this has been checked and there is nothing within a ¼ of the proposed site. The cell tower would be 199 feet tall. There was discussion on other cell towers located in Mercer County.

After discussion, Mr. Hughes noted that he does not see why this would not be approved. Mr. McAdams agreed. It was noted that since there is not a quorum this evening, no action was taken.

2. Zoning Ordinance Map Amendments – Borough of Grove City – Ms. Holm Schrader explained that she received two requests, which are fairly close to each other, for rezoning in the Borough of Grove City. The first is to rezone 5 parcels along the north side of West Main Street from Highway Commercial (H-C) to Industrial (I). The second is to rezone a single parcel east on Ivan Drive from General Residential (R-2) to Highway Commercial (H-C). She explained that the amendments were requested by the property owners in order to expand their existing businesses. Ms. Holm Schrader next reviewed each zoning request according to the five zoning amendment criteria based on the PA Municipalities Planning Code as adopted by the Commission. The floor was open for discussion.

In discussion, Mr. McAdams stated that rezoning the 5 parcels along the north side of West Main Street from Highway Commercial to Industrial meets the criteria and is adjacent to what it is going to be used for already.

Ms. Holm Schrader explained that the request to rezone a single parcel east on Ivan Drive from General Residential (R-2) to Highway Commercial (H-C) is located at the edge of what is designated as a Residential Growth Area and is adjacent to the regional business center. She explained that the back half of the existing Highway Commercial is self storage units and the front door of the apartments is on Residential property. Currently there is a drainage ditch between the existing storage units and where the usable area of this property would be. She noted that the back half of the property abuts Pine Township,

but everything along Ivan Drive is in Grove City Borough. She noted that currently the site is vacant wooded property. She noted that the area is predominantly a college community. The R-2 permits multi-family residential development which may help support the housing needs of the college. The area is served by public sewer and water. The floor was open for discussion.

In discussion, it was noted that the rezoning request is to change this one lot from General Residential to Highway Commercial which is compatible to the storage units in the front. Mr. Hughes noted that this would extend the Highway Commercial uses into the Residential area located adjacent to and across the street from the proposed site. Currently, this property is owned by the Masonic Lodge, which owns the storage units. Mr. Hughes asked if the people living in the apartment building know about this request. Ms. Holm Schrader stated that the legal notice was published in the newspaper. Ms. Holm Schrader noted that the site is vacant and allows for a nice yard space for the adjacent apartments. Committee members felt that this was increasing the available Highway Commercial land and decreasing the Residential area. Ms. Holm Schrader stated again that this site is located at the edge of what is designated as a residential growth area. Mr. Faull stated that Highway Commercial areas exist with better highway access elsewhere in the community.

After discussion, the consensus of the Committee would be to recommend approval of the rezoning request to rezone 5 parcels along the north side of West Main Street from Highway Commercial (H-C) to Industrial (I). Also, the consensus of the Committee would be to deny recommending approval of rezoning a single parcel east on Ivan Drive from General Residential (R-2) to Highway Commercial (H-C) because other Highway Commercial areas exist with better highway access elsewhere in the community. It was noted that since there is not a quorum this evening, no action was taken.

3. Other Business – Ms. Holm Schrader explained that MCRPC has been receiving a number of subdivisions with the non-building waiver attached. She noted that about a year ago we looked at DEP's wording for non-building waiver and we revised the wording to include us and not DEP. She noted that there have been some subdivisions that were approved with the non-building waiver note attached and the property owner is still building on the lot after the perc test were completed, and the plan was never brought back to MCRPC to have the note removed. Ms. Holm Schrader explained that the problem they are seeing is when that person goes to sell their property which now has a home and septic system on it, they are running into problems with the subdivision because it still has the non-building waiver note attached to the plan. Ms. Holm Schrader asked the Committee if they would like to change this to the next step. If someone is requesting a non-building waiver, they would have to take it to the Committee and request a modification in order to have the non-building waiver removed. Ms. Heldorfer stated that the wording on the subdivision for the non-building waiver is very lengthy, but is very accurate if it is followed.

ADJOURNMENT

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

Respectfully submitted,

Lisa Holm Schrader,
Senior Planner

LHS/ew