

MINUTES

ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – July 15, 2008 – 7:30 p.m. – MCRPC Offices

MEMBERS PRESENT

Samuel Scott, Chairman
Larry McAdams
James Hogan
Clifford McCandless
Ron Faull
James Hughes

OTHERS PRESENT

Lisa Holm Schrader, Senior Planner

Mr. Scott, Chairman, called the meeting to order at 7:30 p.m. **A quorum was present.**

NEW BUSINESS

1. Quaker Meadows Planned Residential Development (PRD) Plan – City of Hermitage – Ms. Holm Schrader explained the Quaker Meadows PRD along Valley View Road and Route 18 at the north edge of the City, adjacent to the South Pymatuning Township line. She noted that this request would be reviewed according to criteria in the PA Municipalities Planning Code which states that applications for municipal PRD, tentative approval must be referred to the county planning agency for a review period of up to 30 days. The proposed development contains 40 single-family lots intended to be available to lower income levels. She stated that the proposed lots may not meet the specific area and setback requirements of this current R-1-100 Residential zoning district. However, adequate community facilities providing a community activities building/office, open space and trails are to be shown on the plan.

The floor was open for comments. The Committee discussed access and traffic concerns since the plan as shown seems to address the need for multiple access points due to impacts to traffic conditions at Valley View Road at Lamor Road. Ms. Holm Schrader noted that the access along State Route 18 would be limited to the northbound side and may create more crossing traffic at the intersection just north of the site in South Pymatuning Township. She noted that these traffic concerns should be discussed with PennDOT in conjunction with the Highway Occupancy Permit application. The Committee discussed the final storm water management plan for this site, since it may be impacted by the manner in which PennDOT allows for storm water volumes through its culverts. The Committee felt that the location of this proposed lower income development is remote from some of the services and transportation needs that may be useful to the residents.

All requirements of the City of Hermitage Ordinances will need to be reviewed for compliance by the City of Hermitage.

A motion was made by Mr. McCandless to recommend tentative approval of the Quaker Meadows PRD request based upon the preliminary plan as presented. The general plan addresses the Mercer County Comprehensive Plan as it relates to housing availability and open spaces. Mr. Hughes seconded. The motion passed.

2. Other Business – Ms. Holm Schrader discussed a list of planned updates to the Mercer County Subdivision and Land Development Ordinance. The list included clarifying the ‘10 lots or more’ vs. ‘less

than 10 lots', defining some timeline requirements, adding some plan notes for non-building lots and land areas, an additional signature block for lot joiners, and reorganizing the ordinance for ease of finding information. There was discussion of requiring a written lot description for the deed to be reviewed with the plan for recording. Also discussion of requiring plans being submitted in digital format to be added to the GIS program. The actual format will need to be coordinated with GIS developers for compatibility. No action was taken since these updates will be further reviewed and will require the complete ordinance adoption process.

ADJOURNMENT

There being no further business to conduct, the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Lisa Holm Schrader,
Senior Planner

LHS/ew