

MINUTES

ZONING & SUBDIVISION REVIEW COMMITTEE

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

MEMBERS PRESENT

Larry McAdams, Vice-Chairman
James Hogan
Clifford McCandless
Ron Faull
James Hughes

OTHERS PRESENT

Lisa Holm Schrader, Senior Planner
Peggy Heldorfer, Associate Planner
Robert Cunningham, Willard Burial Service
David Stover, Builder

Mr. McAdams, Vice-Chairman, called the meeting to order at 7:30 p.m. **A quorum was present.** Mr. McAdams noted that the Minutes of the July 15, 2008 meeting were mailed prior to tonight's meeting. A motion was made by Mr. Hogan and seconded by Mr. McCandless to approve the Minutes of the July 15, 2008 meeting with no additions, corrections, or deletions. The motion passed.

NEW BUSINESS

1. Modification Requests – Robert Cunningham/Willard Burial Service, Inc. - Shenango Township –
Ms. Holm Schrader explained that we received a request for a modification of the 4:1 lot depth to width ratio [Section 403.3:5] and the 50' access requirement for lots large enough for resubdivision [Section 404.1:5]. She noted that this subdivision is located on the north side of SR 18, just east of US 60. The site is located among some residential homes/older lots that have been in that location for sometime. The area to the north of Route 18 and along this area is zoned R-1 "Residential-Agricultural Zoning District". The area across the street and slightly to the west is zoned B-2 "Business Highway Service Zoning District". She noted that there are a couple of other existing Commercial uses located within that zoning district. The topography of the area shows that the houses sit up from the highway and are setback adequately with the sight distances being good. Many of the lots in this area are long and narrow and pre-date the zoning so they would be existing non-conforming lots.

The current use on this site is a single lot with an existing residence in front and existing business behind the residence. Currently the access to this property is by a driveway that is shared between two residences as well as the existing business behind the residence. During our review of this subdivision plan, we identified several zoning variance issues that must be addressed by the township in addition to the modifications which must be considered before the review can be completed.

Currently, the proposed lot, as shown, does not meet their minimum lot size requirement. The existing lot surpasses that, but the proposed lot does not meet the minimum. Ms. Holm Schrader noted that in Shenango Township lot areas are excluding the right-of-way. She noted that either way, the proposed lot does not comply with the zoning requirement. She explained that the minimum lot width is 150 feet wide however the existing lot is allowed to continue if unchanged because it pre-dates the zoning. The proposed lot would be only 125 feet wide with a proposed 20 foot access easement as part of that width. She stated that MCRPC does not have any answers to the above two zoning issues since this must be reviewed by the Township before we complete our review.

Ms. Holm Schrader noted that the modifications requested are to the Mercer County Subdivision and Land Development Ordinance. She noted that the lot, as it exists, exceeds the 4:1 lot depth to width ratio as an existing non-conforming lot. The proposed residential property would not exceed the 4:1 ratio, but the remaining business property to the rear would exceed the 4:1 lot depth to width ratio. She noted that the other modification request is to consider that the remaining lands are large enough for further subdivision which requires access to be fifty feet wide. Currently, the proposed commercial access is a 20 foot easement that is currently shared with the two residences. She also noted that currently this site has well water and a septic system. The property owner hopes that public sewers would be coming down the road by spring of next year. The floor was then open for discussion.

Mr. Robert Cunningham explained that he is half owner of Willard Burial Services and does not plan on expanding the business. He stated that he has this residence out front sold (by agreement) and wants to build himself another home down the road with that money. He stated that the driveway going back to his business is actually a little bit larger than what is shown on the plan since semi trucks are able to pull in and turn around in the back to make deliveries.

The committee determined that they were unable to make any decisions on the modification requests until after the Shenango Township Zoning Hearing Board has made decisions regarding the zoning issues. The request was continued until the September meetings.

2. Other Business – Ms. Holm Schrader discussed questions from the proposed updates to the Mercer County Subdivision and Land Development Ordinance. She then presented a proposed plan submission checklist that would be filled in by the applicant with any plan for review. The contact information provided on the first page would allow better communication between all the parties regarding a plan submission. The remaining pages list additional information that is required on all plans so the surveyor or engineer can determine if everything is included prior to plan submission.

The committee discussed several additions and corrections that will be incorporated into the checklist for the next draft.

ADJOURNMENT

There being no further business to conduct, the meeting adjourned at 8:27 p.m.

Respectfully submitted,

Lisa Holm Schrader,
Senior Planner

LHS/ew