

MINUTES

ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – September 16, 2008 – 7:30 p.m. – MCRPC Offices

MEMBERS PRESENT

Larry McAdams, Vice-Chairman
Clifford McCandless
Ron Faulk
James Hughes

OTHERS PRESENT

Lisa Holm Schrader, Senior Planner
Peggy Heldorfer, Associate Planner
Robert Cunningham, Willard Burial Service
David Stover, Builder
Ron Bittler, Surveyor
Attorney Kenneth McCann, Lewis & Ristvey

Mr. McAdams, Vice-Chairman, called the meeting to order at 7:30 p.m. **A quorum was not present.** Mr. McAdams mentioned that the Minutes of the August 19, 2008 meeting were mailed prior to tonight's meeting. A motion was made by Mr. Hughes and seconded by Mr. McCandless to approve the Minutes of the August 19, 2008 meeting with no additions, corrections, or deletions. The motion passed.

NEW BUSINESS

1. Modification Requests – Shenango Township [Continued from August meeting] – Ms. Holm Schrader mentioned that this subdivision is located on New Castle Road (PA Route 18) just east of PA 60. The property is 125' wide and approximately 1,000' deep. This site has an existing residence in the front as well as an existing business in the back, which is on the same property. Since our last meeting, she noted that there are a number of issues on this site, including 2 zoning issues and 2 modification requests. At the August meeting, the Committee determined that they were unable to make any decisions on the modification requests until after the Shenango Township Zoning Hearing Board had made their decision regarding the zoning issues, because we cannot supersede the local ordinances. Since that time, Shenango Township had a Zoning Hearing Board meeting on September 10th and the two requests (lot width and lot size) were granted by the Township.

Ms. Holm Schrader explained that the first modification request being reviewed this evening is to the 4:1 lot depth to width ratio. Currently the site exceeds the 4:1 lot depth to width ratio, but because they are developing the lot, they are changing the configuration of the lot.

Following a brief discussion, **a motion was made by Mr. McCandless to recommend approval of the modification request to the 4:1 lot depth to width ratio due to the existing lots in this area already exceeding the 4:1 requirement. Mr. Faulk seconded. The motion passed.**

Ms. Holm Schrader mentioned that the second request is for modification of the 50' access requirement for lots large enough for further subdivision. The existing lot is 125' wide with a proposed 20' access easement. She noted that the proposed access is a 20' easement that is currently shared with the two residences and the business. Mr. Cunningham mentioned that the current residence and business have their own well and a septic system, with public sewers hopefully coming down the road by the spring of next year. Mr. Cunningham mentioned that the availability of a 50' wide access to the rear of the property is not practical and he could have his attorney write up a restriction in order for his business to continue to use the easement. It was determined during the meeting that the plan did not accurately describe the existing driveway location or size. Ms. Holm Schrader suggested that an easement on the

adjacent property for the existing drive as well as a use and maintenance agreement between all lots as party to this subdivision could allow this business to own the access and continue primary maintenance of drive. This would also protect all the interested properties using the shared driveway. **Due to revisions and additional information needed on the plan, the Committee will continue this item on September 23, 2008 at 7:00 p.m. prior to the Commission meeting.**

2. Zoning Ordinance Text Amendment – Greenville Borough – Ms. Holm Schrader explained that members received in their meeting packet the Final Draft dated April 2008 for Greenville Borough Parking Standards. She mentioned that over the past two years she has been working with the Borough of Greenville on a proposed amendment for changes to the parking regulations regarding location of parking relative to the number of spaces and the zoning district in which the parking is located as well as landscape screening, stormwater considerations and basic construction. She mentioned that there were a couple of changes made in the Central Business District. Parking would be suggested only between the side of the building and the rear since the Borough of Greenville already has public sidewalks along the streets. She mentioned how the parking area would be designated as a specific land use on these properties rather than a vacant lot. The amendment also outlines what type of material (asphalt, concrete, and brick) would be used to surface the parking area. She mentioned that how it would be constructed is based on how many spaces were required or provided. She noted that there would also be some landscaping and screening requirements that would minimize dust and glare from headlights and also assist in stormwater management on the sites. She explained that entrances and exits would be specified. The amendment also mentions how parking spaces would be marked and lighting of the parking area. Ms. Holm Schrader explained that Section 1103 would be replaced however several sections of the Parking Standards would remain as it exists now.

Committee members felt that the Draft Parking Standards for Greenville Borough looked great. **A motion was made by Mr. Faull to recommend approval of the text amendment for the Borough of Greenville. Mr. Hughes seconded. The motion passed.**

3. Other Business – Ms. Holm Schrader suggested that further discussion regarding updates to the Mercer County Subdivision and Land Development Ordinance could wait until a later meeting due to the length of the meeting this evening.

RECESS

Due to revisions and additional information needed on the Willard Burial Service Subdivision Plan in Shenango Township, the meeting recessed at 8:45 p.m. and will reconvene on Tuesday, September 23, 2008 at 7:00 p.m. prior to the Commission meeting.

Respectfully submitted,

Lisa Holm Schrader,
Senior Planner

LHS/ew

MINUTES – RECOVENED MEETING

ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – September 23, 2008 – 7:00 p.m. – MCRPC Offices

MEMBERS PRESENT

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

OTHERS PRESENT

Lisa Holm Schrader, Senior Planner
Ron Bittler, Surveyor
Attorney Kenneth McCann, Lewis & Ristvey
David Stover, Builder
Robert Cunningham, Willard Burial Service

Mr. Larry McAdams, Vice-Chairman reconvened the meeting at 7:00 p.m. **A quorum was present.** Ms. Holm Schrader reviewed the property information with the committee. Plan revisions now show the driveway on the adjacent property and include the 20’ access as part of the business property to the rear rather than as an easement. She also reviewed a discussion she had with Mr. & Mrs. Hemminger, adjacent property owners. They were not available for the meeting, however they indicated that they were willing to continue to share the driveway and understood the need for a use and maintenance agreement between all the properties. The committee discussed the plan revisions and reviewed the use and maintenance agreement provided by Mr. Cunningham’s attorney.

After some additional discussion, **a motion was made by Mr. Hughes to recommend approval of the modification to provide a 20’ access based upon confirming the variances granted by Shenango Township, adding plan notes for the variances and modifications, and the conditions of recording the required shared access and maintenance agreements for the shared easement regarding access on all lots and the adjacent property. Mr. Faull seconded. The motion passed.**

ADJOURNMENT

There being no further business to conduct, the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Lisa Holm Schrader,
Senior Planner

LHS/ew