

## MINUTES

### ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – January 20, 2009 – 7:30 p.m. – MCRPC Offices

#### MEMBERS PRESENT

Larry McAdams, Vice-Chairman  
Fred Brenner  
Clifford McCandless  
James Hughes  
Elliott Lengel

#### OTHERS PRESENT

Lisa Holm Schrader, Senior Planner

Mr. McAdams, Vice-Chairman, called the meeting to order at 7:30 p.m. **A quorum was present.** Mr. McAdams noted that the previous Minutes from December 9, 2008 were mailed prior to tonight's meeting. A motion was made by Mr. McCandless and seconded by Mr. Hughes to approve the Minutes of the December 9, 2008 meeting with no additions, corrections, or deletions. The motion passed.

Mr. McAdams explained that it is time to reorganize the Committee by appointing a Chairman, since Sam Scott resigned last year, and to appoint a Vice-Chairman. Ms. Holm Schrader also mentioned that we should consider adding a couple more members to the Committee. Mr. McCandless made a motion to recommend appointing Larry McAdams for Chairman for 2009. Mr. Brenner seconded. The motion passed. Mr. McCandless made a motion to recommend appointing Jim Hughes as Vice-Chairman for 2009. Mr. Brenner seconded. The motion passed.

#### NEW BUSINESS

1. Zoning Ordinance Map Amendment – City of Sharon – Ms. Holm Schrader explained that the proposed amendment is for the extension of Commercial zoning along Stambaugh Avenue between East State Street and the Shenango Valley Freeway, between Wengler Avenue and Woodrow Court. The request went to the Sharon City Planning Commission from a majority of the residents along Stambaugh Avenue. The residents requested the change to commercial for properties along the west side of Stambaugh Avenue, and all of the property on the east side all the way over to Wengler Avenue. Ms. Holm Schrader mentioned that the properties on the east side of Stambaugh Avenue and along East State Street are already zoned C-2.

Ms. Holm Schrader mentioned that there is a single row of properties along Woodrow Court, west side of Stambaugh Avenue that remains zoned R-1 in this request. Dr. Brenner had some concern for the residents that are sandwiched between the C-2 and Institutional zone. The size of these lots makes it more probable that the lots could become offices in the institutional zone with minimal parking needs or they would have to be combined to create a large enough parcel for commercial needs including more extensive parking. Ms. Holm Schrader explained that this might be the time for the City of Sharon to consider rezoning it to C-1 or Institutional. Discussion regarding the sites along Stambaugh Avenue determined that this may be a reasonable extension of the zoning along State Street due to its accessibility and connection to the Shenango Valley Freeway. The committee discussed their concern about changing the zoning all the way over to Wengler Avenue since it is adjacent to more residential homes. The site along Wengler Avenue is more difficult to determine since it abuts the residential properties on the other side of this street and Wengler Avenue has limited highway access which is commonly necessary for

commercial properties. Commercial development along this street will likely increase traffic near these residences.

Ms. Holm Schrader explained that the City of Sharon Planning Commission has requested our review and City of Sharon Council has not completed their review of this zoning map amendment, since they needed better mapping and want MCRPC's input before they act on this amendment.

After discussion, Committee members felt that this request should be sent back with the committees' comments and suggested considerations, to the Sharon City Planning Commission for further study. Specific concerns include Woodrow Court which is currently zoned R-1 and consider rezoning it to C-1 or Institutional. Also Committee members have concerns of rezoning all the way over to Wengler Avenue due to impacts on the residential area and the access issues. **A motion was made by Mr. McCandless to table this zoning ordinance map amendment and send it back to Sharon City Planning Commission for further study. Mr. Hughes seconded. The motion passed.** Ms. Holm Schrader mentioned that she will write a letter to the Sharon City Planning Commission expressing the Committee's concerns noted above.

### **OTHER BUSINESS**

1. Revised DRAFT of Mercer County Subdivision and Land Development Ordinance – Ms. Holm Schrader distributed to members the Revised Draft of the Mercer County Subdivision and Land Development Ordinance which included most of the revisions. She mentioned that a lot of duplications throughout the ordinance have been eliminated. Next, she briefly highlighted changes made to each article throughout the ordinance for Committee members. It was also noted that the basic formatting and page numbering of the ordinance may still need to be adjusted once the ordinance is more finalized.

### **ADJOURNMENT**

There being no further business to conduct, the meeting adjourned at 8:40 p.m.

Respectfully submitted,

Lisa Holm Schrader,  
Senior Planner

LHS/ew