

MINUTES

ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – February 17, 2009 – 7:30 p.m. – MCRPC Offices

MEMBERS PRESENT

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

OTHERS PRESENT

Lisa Holm Schrader, Senior Planner
Joseph Knott
Dennis James

Mr. McAdams, Chairman, called the meeting to order at 7:30 p.m. **A quorum was present.** Mr. McAdams noted that the previous Minutes from January 20, 2009 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 January 20, 2009 meeting with no additions, corrections, or deletions. The motion passed.

NEW BUSINESS

1. Modification Request – Delaware Township – David James Property, East Lake Road – Ms. Holm Schrader explained that this request is for modification of the 4:1 lot depth to width ratio (Section 403.3:5) for the remaining lands of this proposed subdivision. She noted that the proposed subdivision of Lot 1 is fine and will meet the requirements; but the remaining lands of this proposed subdivision has access only onto East Lake Road and does not meet the 4:1 lot depth to width ratio. She also mentioned the existing business and residence on this property.

Mr. Joe Knott, Surveyor, mentioned that the remaining lands of David James Property does not access onto Willadell Road, only onto East Lake Road. It was also noted that the Shenango Reservoir Corps property comes all the way up to the west and south property lines of these properties. There was question on who owns a strip of property along Willadell Road from East Lake Road to Lot 2 on Willadell Road. Also, there was discussion on who owns a strip of property between Lots 7 & 8 and behind Lot 7. Mr. Knott and Mr. James were unclear on who owned the property but mentioned that it might be an easement that would lead down to the Shenango Reservoir Corps property.

After discussion, **a motion was made by Mr. McCandless to recommend approval of the modification request of the 4:1 lot depth to width ratio for the proposed subdivision. Mr. Faull seconded. The motion passed.**

2. Zoning Ordinance Map Amendment – City of Hermitage – D'Onofrio Property, North Hermitage Road – Ms. Holm Schrader explained that this proposed map amendment is for the extension of highway commercial zoning along North Hermitage Road adjacent to the existing HC zone. The area is currently zoned Planned Technical Park and the property owner of this property is D'Onofrio's. She noted that the property is currently vacant and if rezoned, the property would most likely share access with the adjacent property of D'Onofrio since an independent driveway would not likely be approved by PennDOT onto North Hermitage Road, a five-lane highway. The Committee next reviewed this request according to zoning criteria as adopted by this Commission. Ms. Holm Schrader noted that the proposed request is about 1-½ acres. The Committee discussed access to this property. They felt that the proposed parcel would need to share access with D'Onofrio, due to the limited size of the lot.

After discussion, **a motion was made by Mr. Lengel to recommend approval of this proposed zoning ordinance map amendment. The initial motion died due to a lack of a second.**

The Committee had some concerns regarding access to this property. The Committee discussed the possibility of D’Onofrio’s abandoning their current access from North Hermitage Road and sharing access from the Planning Technical Park (proposed site). It was also noted that the Planned Technical Park and Highway Commercial Districts are fairly similar. Ms. Holm Schrader mentioned that the proposed 1-1/2 acre site being used by itself is not likely, because most of the uses in the Highway Commercial District would not fit well on that proposed site and the property would likely be used with the adjoining property of D’Onofrio. After further discussion, **a motion was made by Mr. Lengel to recommend approval of this proposed zoning ordinance map amendment for the extension of highway commercial zoning along North Hermitage Road adjacent to the existing highway commercial zone to allow the adjacent business to utilize the currently vacant property. Mr. Faull seconded. The motion passed.**

OTHER BUSINESS

1. Zoning Ordinance Map Amendment – City of Sharon – Ms. Holm Schrader mentioned that we did not receive anything new regarding this zoning ordinance map amendment. **A motion was made by Mr. Hughes to table this item pending more information.**

2. Revised DRAFT of Mercer County Subdivision and Land Development Ordinance – Ms. Holm Schrader discussed some issues that came up recently regarding RV and MHP regulations. Additional work is needed to clarify these issues and add additional language. Further discussion with the committee regarding the rest of the ordinance will continue until the ordinance is completed.

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