

## MINUTES

### ZONING & SUBDIVISION REVIEW COMMITTEE

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

#### MEMBERS PRESENT

Larry McAdams, Chairman  
James Hughes, Vice-Chairman  
Clifford McCandless  
Ron Faulk  
Elliott Lengel  
Tom Paxton  
Bob McGhee  
Larry Gruntz  
Frank Connelly

#### OTHERS PRESENT

Lisa Holm Schrader, Senior Planner  
Paulette Young, Otter Creek Township  
Bruce D. Patterson, FARMA Campground

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 February 17, 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 February 17, 2009 meeting with no additions, corrections, or deletions. The motion passed.

#### NEW BUSINESS

1. Preliminary – Major Plan – FARMA Parks, Inc. – Campground Expansion – Perry & Otter Creek Townships – May Family Trust – Ms. Holm Schrader explained that the majority of the FARMA Parks property is located in Perry Township and part of it is in Otter Creek Township. She mentioned that there are two proposed expansions to FARMA Parks. She stated that when looking at the site plan overall, it is on a site that includes FARMA Mobile Home Parks as well as the RV Park. The proposed expansions are to the RV Park. The Mobile Home Park Expansion was in our office for review back in 1996/1997. As far as existing infrastructure for this park, there are existing roads, and some additional roads are proposed. The site includes sewer, water and electricity for temporary use by RV's.

Ms. Holm Schrader explained that there are some questions regarding cabin structures at the park. She mentioned that under the building codes for the State, mobile homes are inspected and approved by the industry prior to leaving the manufacturer with a permit basically to be a structure. An RV is generally considered a moving vehicle or pulled by a vehicle, and is somewhat restricted in size by the Department of Transportation. Currently the cabin structures at the park are a kit and are not truly an RV. These may not meet building codes. She mentioned that the structures are currently rented out. The area recently opened near the cabin structures appears to have been an expansion without County review. She noted that when comparing older records to these drawings for FARMA Parks, this area was developed without final approval.

The floor was open for discussion. It was noted that there are currently two structures on the site now and 12 structures (cabins) are proposed to be assembled on site. Mr. Patterson stated that the structures are roughly 15' x 28'. Ms. Holm Schrader stated that there is concern with these structures, and would be difficult to approve as an RV since they are not road worthy. The structures are more like a mobile home and the ordinance requirements are different between the RV Park and the Mobile Home Park. More information is necessary regarding meeting building code requirements.

Ms. Holm Schrader stated that there are two questions to FARMA Parks Campground Expansion. First, the area that was never brought in for the review according to our ordinance; and second, whether to consider the cabin structures as an RV or a Mobile Home. Committee members agreed that the two structures on site now are not an RV. Ms. Holm Schrader mentioned that as far as what has been presented for the two expansion zones meet the plan requirements and space regulations in the County Ordinance, but there is an area that would still need to be reviewed by MCRPC. She explained that we will need to determine exactly what is being developed within the RV Park and how to complete our review. It was also noted that the plan submitted would be considered a Sketch and not a Preliminary Plan and some comments need to be addressed so the developer knows how to proceed to present the proposed plans for review.

Committee members felt that the first thing that needs to be done is to obtain a decision from the UCC Board as to whether the cabin structures are an RV or Mobile Home. The next step would be to inspect the existing buildings to meet code. Also, the Committee felt that the section that was never approved should be added to proposed plan submission. It was also noted that the plans would all be reviewed according the current ordinance and that we could add updates to the revised ordinance to avoid this issue in the future. Ms. Holm Schrader mentioned that between Mr. Patterson and MCRPC office, some issues need to be discussed to complete the Preliminary Plan for review. Ms. Holm Schrader explained to Mr. Patterson that the Committee would not make any recommendations at this time and that she would be in contact with him to clarify this plan.

2. Zoning Ordinance Text Amendment – City of Hermitage – Changeable Copy Signs – Ms. Holm Schrader explained that the City of Hermitage is proposing to change the timing interval requirement for electronic changeable copy signs from 15 minute intervals to 5 seconds between message changes. The request was reviewed according to zoning criteria in the PA Municipalities Planning Code and as adopted by the Commission. She stated that issues relating to these types of signs would be related to safety and if they would be permitted in the City of Hermitage. Ms. Holm Schrader mentioned that when she was reviewing this zoning ordinance text amendment, she suggested that the City consider additional changes to account for future technology by providing a broader definition such as “dynamic signage” that could account for any movement within signs.

The floor was open for discussion. It was stated that the City of Hermitage is looking at only changing the timing interval requirement for electronic changeable copy signs at this time. Committee members felt that the City should consider reviewing the overall sign ordinance. After discussion, **a motion was made by Mr. McCandless to recommend approval of the City of Hermitage Zoning Ordinance Text Amendment for changeable copy signs from 15 minute intervals to 5 seconds between message changes, with the suggestion that they also consider additional changes to account for future technology by using a broader definition for dynamic signage that would account for any movement within signs. Mr. Hughes seconded. The motion passed.**

3. Modification Request – Re-subdivision of Greenlee Lots 115B, 116B, 118B, 119B, 126B, 127B, 130B, 131B, 132B & 133B – Fredonia Road – Hempfield Township – Ms. Holm Schrader explained that we received a major subdivision, which is a re-subdivision of 10 lots on Fredonia Road (Greenlee Plan) in Hempfield Township. She stated that Mr. Greenlee developed these buildings many years ago, all the properties are still owned by Mr. Irv Greenlee and the buildings on this plan are existing. Mr. Greenlee built some of the buildings over property lines. She noted that all existing infrastructure is in place and the request is for modification of the preliminary plan requirements for the proposed re-subdivision of 10 existing parcels. In discussion, it was detected that there is a renumbering issue on the plan, which will be corrected on the final plan. **A motion was made by Mr. Lengel to recommend approval of the modification request to waive the preliminary plan requirements for this major subdivision. Mr. Faull seconded. The motion passed.**

4. Major Subdivision Plan – Re-subdivision of Greenlee Lots 115B, 116B, 118B, 119B, 126B, 127B, 130B, 131B, 132B & 133B – Fredonia Road – Hempfield Township – Ms. Holm Schrader explained that Mr. Greenlee is looking for final plan approval of his major subdivision, with the slight plan correction noted above. **A motion was made by Mr. Lengel to recommend approval of this major subdivision plan with the minor plan corrections. 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.

2. Revised DRAFT of Mercer County Subdivision and Land Development Ordinance – Ms. Holm Schrader mentioned that with the issues that came up recently regarding RV and MHP regulations, additional work is needed to clarify 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 8:55 p.m.

Respectfully submitted,

Lisa Holm Schrader,  
Senior Planner

LHS/ew