

## MINUTES

### ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – July 21, 2009 – 7:30 p.m. – MCRPC Offices

#### MEMBERS PRESENT

Larry McAdams, Chairman  
James Hughes, Vice-Chairman  
Fred Brenner  
James Hogan  
Clifford McCandless  
Larry Gruntz  
Bob McGhee

#### OTHERS PRESENT

Lisa Holm, Senior Planner

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 May 19, 2009 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 May 19, 2009 meeting with no additions, corrections, or deletions. The motion passed.

#### NEW BUSINESS

1. Preliminary – Major Plan – Dart Plan – Pine Township – Ms. Holm presented the Dart Plan as previously approved in 2004 as a 4 lot subdivision along a private street within an easement. All the utilities were in place for the existing properties. About two years ago, Mr. Dart submitted a modification request to have the plan considered as a minor subdivision. At that time, there were no construction details for the street as is required for a major subdivision, and the modification request was denied. Mr. Dart would now like the street to become public and dedicate it to Pine Township. Ms. Holm stated that the reason for the major subdivision is Mr. Dart has constructed the road to Pine Township standards. The preliminary plan provides the construction details for a street and the stormwater management to meet the requirements for a major subdivision.

The floor was open for discussion. Mr. Hughes asked who will maintain all the drainage, the pond, etc. Ms. Holm stated that it would be maintained by the owner of the property. After discussion, **a motion was made by Mr. Hughes to recommend preliminary plan approval of the Dart Plan. Mr. McCandless seconded. The motion passed.**

2. Final – Major Plan – Dart Plan – Pine Township – Ms. Holm explained that the final subdivision plan is for the street and the required right-of-way to be dedicated to Pine Township. There being no discussion, **a motion was made by Mr. McCandless to recommend final approval of the Dart Plan. Mr. Hughes seconded. The motion passed.**

#### OTHER BUSINESS

1. Updates to Mercer County Subdivision and Land Development Ordinance – Ms. Holm mentioned that she has been working on the updates to the Ordinance. One of the issues still being worked out is the process of recording a subdivision once it is approved by our office. One of the updates for the new ordinance would be that the deed description would be included with the plan, or possibly added to the

plan when being recorded. She mentioned that she is still working on the Recreational Vehicle Park and Mobile Home Park regulations.

**ADJOURNMENT**

There being no further business to conduct, the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Lisa Holm,  
Senior Planner

LH/ew