

MINUTES

ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – August 18, 2009 – 7:30 p.m. – MCRPC Offices

MEMBERS PRESENT

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

OTHERS PRESENT

Lisa Holm, Senior Planner
Peggy Heldorfer, Associate Planner
Ed Winslow, Winslow Engineering
Attorney Don McKay
Andrew Narlee

Mr. McAdams, Chairman, called the meeting to order at 7:33 p.m. **A quorum was present.** Mr. McAdams noted that the previous Minutes from July 21, 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 July 21, 2009 meeting with no additions, corrections, or deletions. The motion passed.

NEW BUSINESS

1. Preliminary – Major Plan – Narlee Plan – East Lackawannock Township – Mr. McAdams explained that this subdivision is for 5 additional lots from property along the west side of New Wilmington-Mercer Road and north of Vickerman Road. He noted that these lots are in addition to the 6 lots previously subdivided from the property making this a major plan with no additional infrastructure required for the site.

Ms. Holm added that there are remaining lands of approximately 80 acres with frontage remaining along Vickerman Road. She noted that there were prior subdivisions from this property within the past 10 years, making this a major plan according to our ordinance and DEP. She noted that to date, all lots created have road frontage along existing roads so no additional roads are needed and the sewer and water are provided on-lot and the sewage has been approved by DEP. Ms. Holm mentioned that because this is a major plan, she also had to review the storm water management drainage for this site, which meets the requirements of our ordinance.

The floor was open for discussion. There was discussion regarding prior subdivisions from the parent parcel within the past 10 years. Ms. Holm explained this a little further. She also noted that this Preliminary Plan meets all of the requirements in our ordinance for preliminary plan approval by providing the storm water plans and obtaining DEP approval. There being no further discussion, **a motion was made by Mr. McGhee to recommend preliminary plan approval of the Narlee Plan. Mr. McCandless seconded. The motion passed.**

2. Final – Major Plan – Narlee Plan – East Lackawannock Township – Ms. Holm explained that the final plan is for the recording plan of the subdivision. She noted that the major plan meets all of the requirements of our ordinance and no public infrastructure is necessary to complete the project. There being no discussion, **a motion was made by Mr. Hogan to recommend final plan approval of the Narlee Plan. Mr. McGhee seconded. The motion passed.**

3. Modification Request – McKay Plan – Pymatuning Township – Ms. Holm explained the modification request for a 4 lot minor subdivision in Pymatuning Township on the north side of East Lake Road. She noted that two of the proposed lots on the plan are adjoiners to the adjacent lots and have existing street frontage. Lot 1, the larger lot, is a flag lot behind several other lots that abut the road and currently has the 50’ access strip down to East Lake Road and Lot 4 is another residential lot along East Lake Road. Because of the configuration of the previously subdivided lots, the remaining lands no longer meet the 4:1 lot depth to width ratio. Lot 1 is likely to share use of the existing driveway on the remaining lands due to the steep slope of the land and lots immediately adjacent to the road. This lot also has the required 50’ access strip although the use of that is impractical due to the steep slopes. She noted that the slope of the land in this area is a constraint on the development of the property to the point that any further development is likely only to occur along the existing driveway. The remaining lands could be considered a flag lot since we cannot create a lot that does not meet the requirements of the ordinance. She noted that the lot width varies for an average of 575’. The depth is approximately 2625’ which exceeds the allowable depth of 2300’.

The floor was open for discussion. Mr. Hughes questioned why the east side of Lot 5 does not extend north to the adjacent property. Ms. Holm explained that because of the steep slope of the land, a driveway would not be practical and would likely share use of the existing driveway on the remaining lands. Mr. Winslow gave brief history of this property. There was discussion over the 4:1 lot depth to width ratio definition and how it is determined. 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. McGhee seconded. The motion passed.**

OTHER BUSINESS

1. Updates to Mercer County Subdivision and Land Development Ordinance – Ms. Holm mentioned that she and other staff members are still working on the updates to the ordinance.

ADJOURNMENT

There being no further business to conduct, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Lisa Holm,
Senior Planner

LH/ew