

MINUTES

ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – April 19, 2011 – 7:30 p.m. – MCRPC Offices

MEMBERS PRESENT

Larry McAdams, Chairman
James Hughes, Vice-Chairman
James Hogan
Frank Connelly

OTHERS PRESENT

Lisa Holm, Senior Planner
Guy Moderelli
Jack V. Campbell
Eugene A. Mazza, P.E.

Mr. McAdams, Chairman, called the meeting to order at 7:30 p.m. **A quorum was present.**

APPROVAL OF PREVIOUS MINUTES

Mr. McAdams noted that the Minutes of the October 19, 2010 meeting were mailed prior to tonight's meeting. A motion was made by Mr. Hughes and seconded by Mr. Hogan to approve the Minutes of the October 19, 2010 meeting with no additions, corrections, or deletions. The motion passed.

ELECTION OF COMMITTEE OFFICERS

Ms. Holm explained that since this is the first meeting of the year, we need to elect a Chairman and a Vice-Chairman. She stated that currently Larry McAdams is the Chairman and Jim Hughes is the Vice-Chairman. A motion was made by Mr. Hogan to retain the same Chairman and Vice-Chairman for the year 2011. Mr. Connelly seconded. The motion passed.

OTHER BUSINESS

1. Major Subdivision Review – Final Plan with Required Improvement Guarantees – Shenango Township – Winner Development of the Perry-Sheraton Plan – Ms. Holm explained that this plan has been reviewed a couple of times by the Committee for the new Hampton Inn. She noted that the Committee reviewed this plan initially for preliminary approval for layout, continued then to preliminary layout for construction, with the intention that construction on the infrastructure would be completed prior to coming in for final. She noted that because of the season we have had for construction, the plans have changed slightly and they are now requesting final plan approval with a letter of credit to cover the infrastructure (sewer, water, and roadway access to the property). She noted that our ordinance states that we cannot approve the final plan without access and sewage. She noted that at this point we have a potential letter of credit. She explained that the Township Engineer has reviewed the plans and confirmed that the letter of credit meets our requirements. It was also noted that the Township Supervisors will not review this subdivision until the first week of May.

In discussion, Ms. Holm explained that we could potentially approve this subdivision with condition of their approval of their letter of credit. Mr. Hogan questioned if we received clarification from the sewer authority regarding capacity. Ms. Holm stated that prior to the preliminary approval with construction this was taken care of with the Shenango Township treatment plant.

Following a brief discussion, **a motion was made by Mr. Hughes to recommend approval of this major subdivision review for Final Plan with the condition that Shenango Township approves the improvement guarantees for the Winner Development of the Perry-Sheraton Plan. Mr. Connelly seconded.** The motion passed.

NEW BUSINESS

1. Major Subdivision Plan – Preliminary Plan – Coolspring Township – South Western Alpha Housing & Health Care, Inc. for Community Counseling Center of Mercer County – Ms. Holm explained that this plan is for 2 lots (north of the old County Home) along a proposed street off of SR 58, Greenville Road. She noted that this plan includes a new street and a proposed sewer extension to serve these lots. She noted that she is 95% sure that we will see this subdivision back next month looking for final approval, with a bond. Initially, they were going to continue the process with the preliminary plan, due to the construction of the infrastructure and come back for final plan approval. She noted that they are also under a time crunch and they will be back next month for final plan approval.

Ms. Holm stated that this evening they are looking for preliminary plan approval, which would be for layout Ms. Holm stated that they have some details, include a letter from the water authority, but they do not have a letter from the sewer authority. She noted that there is talk about extending the water to the County Home, Penn-Northwest Development Corporation and the Mercer County Conservation District, which are now in the north building.

In discussion, Ms. Holm provided the land development plans for one parcel which shows the utility connections proposed within this subdivision. Mr. McAdams questioned the wind generator that sits at the back of the property. It was noted that they should be cautious, so they don't build too close to the generator. Ms. Holm stated that she will check this out, since she thought that the generator sat further back on the property. Ms. Holm noted that prior to final; they will need storm water approval.

Following a brief discussion, **a motion was made by Mr. Hogan to recommend preliminary plan approval for 2 lots with the layout of a new street, which will remain private, and the sewer and water will be extended to serve these properties and other buildings. Mr. Connelly seconded. The motion passed.**

ADJOURNMENT

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

Respectfully submitted,

Lisa Holm,
Senior Planner

LH/ew