

## MINUTES

### ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – May 17, 2011 – 7:30 p.m. – MCRPC Offices

#### MEMBERS PRESENT

Larry McAdams, Chairman  
James Hughes, Vice-Chairman  
James Hogan  
Ron Faull  
Robert McGhee  
Guy Moderelli  
Rick Whitten, Ex-Officio

#### OTHERS PRESENT

Lisa Holm, Senior Planner  
Brandy Kunsman, Frank B. Taylor Engineering

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 April 19, 2011 meeting were mailed prior to tonight's meeting. A motion was made by Mr. Hughes and seconded by Mr. Faull to approve the Minutes of the April 19, 2011 meeting with no additions, corrections, or deletions. The motion passed.

#### NEW BUSINESS

1. Major Subdivision Review – Final Plan with Improvement Guarantees – Coolspring Township – South Western Alpha Housing and Health Care, Inc. for Community Counseling Center of Mercer County – Mr. McAdams explained that this plan is for 2 lots along a proposed private street off of SR 58 (Greenville Road). The plans include a new street and a proposed sewer extension to serve these 2 lots including the land development plans for one parcel. The developers are requesting final plan approval with required improvement guarantees.

Ms. Holm stated that last month this subdivision was granted preliminary plan approval for layout with a couple of questions. One of the questions was regarding the wind generator which has been determined to sit on the adjacent property. She stated that north of this property there was a previous minor subdivision from the overall County farm property which left an oddly shaped access, with another proposed driveway to the County property behind Avalon Springs (now South Western Alpha Housing) which is where the wind generator sits. PennDOT is completing the review of this new street in addition to the street to the north on that property. Ms. Holm explained that construction and cost estimates for the sewer, water, etc., are being reviewed by the Township Engineer and the bonds are pending.

In discussion, Ms. Kunsman from Taylor Engineering provided more detail regarding the sewer extension to serve these 2 lots. She stated that Avalon Springs has their own water facility, which may serve the County Farm property and they are looking at abandoning that with a new public water line in the future.

Following a brief discussion, **a motion was made by Mr. Hughes and seconded by Mr. Faull to recommend final plan approval for 2 lots off the private street pending we receive all the necessary improvement guarantees for sewer and water extensions to serve these properties and other buildings. The motion passed.**

2. Zoning Text Amendment – Hempfield Township – Mr. McAdams explained that Hempfield Township is proposing to amend their Zoning Ordinance in order to define standards for construction and operations of electronic changeable copy signs.

Ms. Holm stated that this would be used only in the Commercial (C), Industrial (I) and Mixed-Use (B) zoning districts. The proposed amendments allow for the use and installation of newer technology in electronic signage within their existing signage regulations. She noted that the electronic changeable

copy sign will contain a complete message, which shall remain unchanged for a period of not less than 12 seconds. She noted that this time is a little more than some of the other municipalities adopting similar sign technology for example the City of Hermitage allows not less than 8 seconds between messages. Ms. Holm stated that during discussions with Hempfield Township officials she discussed concerns about regulating the brightness of the sign since it can make reading the sign difficult. Also, she suggested that instead of creating a new section 903.11 under Article IX: Signs; that they include this in section 903.5; and create 5. a, b, c & d. She noted that by doing this, the new addition would be included under Signs and not under section 903: General Provisions and Exceptions. Ms. Holm next reviewed the five zoning amendment review criteria with Committee members.

There being no discussion, **a motion was made by Mr. McGhee and seconded by Mr. Hughes to recommend approval of the proposed zoning text amendment for electronic signage and recommend that the numbering and location within their ordinance be noted as stated above.** The motion passed.

3. Cranberry Village – Final Plan – Pine Township – Ms. Holm explained that the Committee reviewed and approved the preliminary plan for Cranberry Village back in 1997. Since then, the development was delayed due to encountering wetlands and has now altered the original layout, which is different from the preliminary plan. Due to lot limitations and wetlands, the developers are proposing new culs-de-sac at the ends of both of those streets, pending the length of the cul-de-sac with Pine Township. Also, due to the wetlands noted on the plan the area will be marked as a conservation easement which cannot be further developed. She noted that the remaining property would be accessed through an easement for a private lane with utilities so there can only be four lots. The lane will be 1,000 feet and meets the requirements in our Ordinance. She noted that the lots will be served by a grinder pumps and on-lot wells. She explained that upon approval from Pine Township, a Letter of Credit will be required for construction of the utilities and lane. This plan eliminated fourteen lots from the original preliminary plan approved back in 1997 due to wetlands on the site and some current ordinance requirements.

There being no questions, **a motion was made by Mr. McGhee and seconded by Mr. Moderelli to recommend approval of the Final Plan for Cranberry Village upon the condition that Pine Township accepts the improvement guarantees for the utilities and receives a Letter of Credit and the Township approves the length of the cul-de-sac.** The motion passed.

## **OTHER BUSINESS**

1. Mercer County Subdivision and Land Development Ordinance Update – Ms. Holm mentioned that there have been no recent updates made to the Ordinance partially due to other work within the office.

2. Jefferson Township Zoning Ordinance Update – Ms. Holm noted that there is nothing to review yet.

## **ADJOURNMENT**

There being no further business to conduct, the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Lisa Holm,  
Senior Planner

LH/ew