

MINUTES

MERCER COUNTY REGIONAL PLANNING COMMISSION

Tuesday – May 23, 2017 - 7:30 p.m. – MCRPC Offices

| MUNICIPALITY | PRESENT | ABSENT |
|--------------------------|---------------------------------|-------------------------------------|
| FARRELL CITY | | Stephen Bennefield Kimberly Doss |
| HERMITAGE CITY | Jeremy Coxe | James Holl |
| SHARON CITY | Stephen Theiss | Frank Connelly |
| CLARK BOROUGH | | James Carucci, Sr. |
| FREDONIA BOROUGH | Patricia McAdams | Bob Reagle |
| GREENVILLE BOROUGH | Benjamin Beck | Janet Earle |
| GROVE CITY BOROUGH | | Shawn P. Myers |
| JACKSON CENTER BOROUGH | | Robert Egger |
| JAMESTOWN BOROUGH | | |
| MERCER BOROUGH | Jerry Johnson | |
| NEW LEBANON BOROUGH | | |
| SANDY LAKE BOROUGH | Shelby Clark | Andrew Morris |
| SHARPSVILLE BOROUGH | | Alex Kovach Guy Moderelli |
| STONEBORO BOROUGH | John Sweet | |
| WEST MIDDLESEX BOROUGH | | Maleia James Robert Lark |
| WHEATLAND BOROUGH | Dave Jones | George Ashby |
| COOLSPRING TOWNSHIP | Don Blakesley | Robert L. McGhee |
| DELAWARE TOWNSHIP | William E. Anthony | |
| E. LACKAWANNOCK TOWNSHIP | | |
| FAIRVIEW TOWNSHIP | | Mont Clark |
| FINDLEY TOWNSHIP | John B. Courtney | Steve Paxton |
| HEMPFIELD TOWNSHIP | Lisa Holm | Todd Hittle |
| JACKSON TOWNSHIP | | Richard Marks Robert W. Pizor |
| JEFFERSON TOWNSHIP | Garth Falkner | William Dunn |
| LACKAWANNOCK TOWNSHIP | | Richard Schuller Jody Scopack |
| LAKE TOWNSHIP | | |
| LIBERTY TOWNSHIP | Dave Beatty Ron Faull | |
| NEW VERNON TOWNSHIP | | Daniel L. Patterson |
| OTTER CREEK TOWNSHIP | Carl Swartz | Paulette Young |
| PERRY TOWNSHIP | | |
| PINE TOWNSHIP | Fred Brenner George Hagstrom | |

| <u>MUNICIPALITY</u> | <u>PRESENT</u> | <u>ABSENT</u> |
|-------------------------|---|--|
| PYMATUNING TOWNSHIP | Gary R. Lowers | Ed Robinson |
| SANDY LAKE TOWNSHIP | | Raymond Scofield Helen Winger |
| SHENANGO TOWNSHIP | Dennis DeSilvey Matthew Stefanak | |
| S. PYMATUNING TOWNSHIP | | Rose Lyons Don Morrow |
| SPRINGFIELD TOWNSHIP | Rick Dillaman | |
| WILMINGTON TOWNSHIP | Diana Caiazza | Chad Taylor |
| WOLF CREEK TOWNSHIP | | Gregory Chiappini Jim Morton |
| MERCER COUNTY | Jeff Hoy James Hughes Larry McAdams | Jeff Fiedler James Hogan Sheryl Kelly Patty McCluskey |
| BOROUGH ASSOCIATION | | |
| SUPERVISORS ASSOCIATION | | |
| COUNTY COMMISSIONER | Matt McConnell | |

STAFF

Dan Gracenin, Executive Director
Carmen Reichard, Assistant Director
Chris Conti, Senior Planner
Brian Barnhizer, Senior Planner
Matt Stewart, Senior Planner
Lisa Holm, Senior Planner

OTHERS PRESENT

James Nevant II, Solicitor

CALL TO ORDER

Mr. Garth Falkner, Chairman, called the meeting to order at 7:30 p.m.

PRAYER AND PLEDGE OF ALLEGIANCE

Mr. Jeremy Coxe, Vice-Chairman, led the Commission in the prayer and Pledge of Allegiance.

ATTENDANCE SIGN IN

An attendance sign-in sheet was passed around and representatives present were asked to mark their attendance. **A quorum was present.**

PUBLIC COMMENTS ON ANY AGENDA ITEM

There were no public comments.

MINUTES OF THE MARCH 28, 2017 MEETING

A motion was made by Mr. Sweet and seconded by Mr. Beatty to approve the Minutes of the March 28, 2017 meeting with no additions, corrections or deletions. The motion passed.

FINANCIAL STATEMENTS

Mr. Carl Swartz, Treasurer, presented the March and April 2017 Financial Statements. A motion was made by Mr. Johnson and seconded by Mr. Beatty to approve the March and April 2017 Financial Statements. The motion passed.

STAFF REPORTS

Mr. Stewart, Senior Planner, mentioned that another round of Transportation Alternatives Program (TAP) funds will be available this summer. Funding round starts on July 10th and applications are due by September 22, 2017. TAP funds are Federal funds which are mainly used to do alternative transportation projects that have to do with bicycle, pedestrian, transit, streetscape projects, non-automotive modes. If anyone has any interests for a possible TAP project, they should speak with him so that he can look at their project and make sure it is feasible.

Mr. Conti, Senior Planner, mentioned that the County received approval for a second round of funds for \$300,000 for the Mercer County Access Grant. Funds are used for handicapped improvements in disabled individual homes, which are used in conjunction with housing rehabilitation money. Matching funds are from the current housing rehab programs throughout the County, which will mainly be from Hermitage, Sharon and Farrell; but funds could be matched and used for other programs throughout the County.

Mr. Gracenin, Executive Director mentioned that Greene Township became a new member of the Commission. He hopes that we will get some good representation from the Township and they get more involved also. Next, a Storm Water Workshop will be coming up in June. This informational workshop will be held in Mercer County as well as Lawrence County for municipalities, builders and developers. A small registration fee will cover a light continental breakfast as well as a binder of material with information per each attendee. Wallace & Pancher and the Mercer County Conservation District will be sponsoring this workshop. Next, the MCRPC's new website is finally up and running; but its missing a few links. If anyone runs into an issue while visiting our website, please give us a call so that we can fix the problem.

ZONING AND SUBDIVISION REVIEW COMMITTEE REPORT

Mr. Larry McAdams, Committee Chairman, noted that the Committee met last week, a quorum was present, and reviewed the following items:

1. Springfield Township Subdivision & Land Development Ordinance – Comprehensive Update – Mr. McAdams explained that the Committee reviewed updates to the proposed Subdivision and Land Development Ordinance (SALDO) which uses the experience of the Township in responding to large scale development over two decades. This update fits the intent of other planning initiatives such as the TIF District, Access Management Plan and the 2016 Zoning Ordinance to plan for continued growth of the interchange area. The Springfield Township Planning Commission considered all current development policies to produce the new SALDO, and maximize consistency with the 2016 comprehensive zoning amendment, County SALDO and the Grove City Borough SALDO. A motion was made by Mr. McAdams that we approve the proposed

Springfield Township Subdivision and Land Development Ordinance Comprehensive Update. Mr. Hughes seconded. The motion passed.

2. Major Land Development Plan – Dollar General – Fairview Township – Mr. McAdams explained that the Committee reviewed a proposal for a retail store to be located in Fairview Township (which is not zoned) along Route 19, east of Fredonia. The site plan includes modification requests to reduce the setback and keep the development out of an area of wetlands and reduce the parking requirements (minimizing parking stalls) to the needs of the facility. The site has on-lot sewage approval from DEP. A motion was made by Mr. McAdams that we approve the necessary modifications and Land Development Plan for the Fairview Township Dollar General. Mr. Hughes seconded. The motion passed.

3. Modification Request – Liberty Township – Peoples Subdivision of Lots 1, 2 & 3 – Mr. McAdams explained that the Committee reviewed the modification request of the 4:1 lot depth to width ratio [Section 403.3:5] for the proposed final Lot #3 which includes an area of wetlands at the south end of the property. The subdivision is for 3 lots from one existing oddly shaped parcel, which meets current requirements. A motion was made by Mr. McAdams that we approve the requested modification of the 4:1 lot depth to width ratio. Mr. Hughes seconded. The motion passed.

4. Preliminary Major Subdivision Plan – Buckingham Manor – Phase 2 – Sandy Lake Township – Mr. McAdams explained that the Committee reviewed the Preliminary Land Development Plan for Buckingham Manor. The property owner is proposing a 5 lot subdivision (4 building & 1 non-building) as well as required infrastructure including storm water and extending the current cul-de-sac for additional access. The current plan is for preliminary approval pending the future extension of public sewerage. Final plans of lots cannot be approved until sewer is available on the site. A motion was made by Mr. McAdams that we approve the Preliminary Land Development Plan for Buckingham Manor to allow infrastructure installation as accepted by Sandy Lake Township. Mr. Hughes seconded. The motion passed. Someone asked for an explanation of a major subdivision and a major land development plan. Ms. Holm stated that all subdivisions are land developments. Land Development Plans are based on the number of lots (10 lots or more over a 10 year period) as well as the infrastructure, such as public sewage, water or roads. No subdivision would be prepared until all infrastructure additions are completed.

AUTHORIZATION FOR COMMITTEES TO ACT ON BEHALF OF FULL COMMISSION IN JUNE, JULY AND AUGUST

Mr. Falkner, Chairman, noted that the full Commission does not meet in June, July and August, but would need to authorize the Committees of the Commission to act on behalf of the full Commission. A motion was made by Mr. Hoy to authorize the Committees of the Commission to act on behalf of the full Commission for the months of June, July and August. Mr. Sweet seconded. The motion passed.

SUMMER PICNIC

Mr. Gracenin, Executive Director, mentioned that MCRPC will hold its annual summer picnic for members sometime in July, and will try to avoid holding the picnic when various fairs would be going on in Mercer County. MCRPC has held picnics since 1995 and this year we are looking at holding the picnic in the southeast corner of the Grove City area or the northwest corner of the Greenville area. A notice will be sent out 3-4 weeks prior to the picnic with all the details.

OTHER BUSINESS

ADJOURNMENT

With no further business or discussion, a motion was made by Commissioner Matt McConnell to adjourn at 8:10 p.m.

Submitted and Certified By:

Dennis DeSilvey, Secretary – MCRPC

Date: _____