

**MINUTES
ZONING & SUBDIVISION REVIEW COMMITTEE
VIRTUAL ONLINE AND PHONE MEETING
Tuesday – February 15, 2022 – 7:30 p.m.**

MEMBERS PRESENT

James Hughes, Vice-Chairman
Ron Faull
Bill Anthony
Dave Beatty

OTHERS PRESENT

Lisa Holm, Senior Planner
Dan Gracenin, Executive Director
Ashley Hetrick, Larson Design Group

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

APPROVAL OF MINUTES (JANUARY 18, 2022)

Mr. Hughes noted that the Minutes of the January 18, 2022 meeting were emailed prior to tonight’s meeting. **A motion was made by Mr. Anthony to approve the Minutes of the January 18, 2022 meeting with no additions, corrections, or deletions. Mr. Beatty seconded. The motion passed.**

NEW BUSINESS

1. Land Development Plan – Dollar General – Lackawannock Township – Ms. Holm introduced the project located in Lackawannock Township. Specifically, the proposed site is on the north side of the highway Route 62, Sharon-Mercer Road where the lanes transition from 2 to 3 lanes near the top of the large hill. Plans were originally submitted November 4, 2021. The review process at the Township was delayed so the plans were pulled by the developer and engineer from County review for 2 months. These revised plans were resubmitted February 1, 2022 for consideration this evening. She noted that there was a modification request included in the meeting packet back in December, and apologized that was omitted with this meeting set.

Ms. Holm stated this is a 2-part plan; this includes both a minor subdivision of the property for a single lot of close to 2 acres, and the second part is the land development proposed on that property. Since Lackawannock Township is not zoned, the plan is reviewed according to the Mercer County Subdivision and Land Development Ordinance and is reviewed by the Committee as a commercial project. With both parts of the plans, there are Township requirements that must be reviewed and as that information is shared, it becomes part of our review.

In reviewing the subdivision, Ms. Holm noted that this property is just under 2 acres; which exceeds the minimum lot size for the Mercer County SALDO. Any subdivision in Mercer County is required to have complete sewage planning, either on-lot or connections to public systems. This development has indicated the use of holding tanks since the engineers indicated adequate soils could not be found on the proposed 2-acre lot. Sewage planning information was formally reviewed by the Township at their meeting last night and is now being sent to DEP to review. She noted that we can recommend approval for the minor subdivision upon condition of sewage approval for the proposed lot #1 as shown on plans submitted on February 1, 2022. **A motion was made by Mr. Anthony to recommend approval based on the condition of sewage approval from Township or DEP based on the plans submitted on February 1, 2022. Mr. Faull seconded. The motion passed.**

The site plans represent the land development proposed for a Dollar General Store. The store will be 10,640 square feet with 35 parking spaces with required loading facilities. The Mercer County SALDO, Section 508.4.2 requires

one space for each 200 square feet of gross floor area, which equals 53 parking spaces. A modification is requested to allow 35 parking stalls; this has previously been shown by similar projects to be sufficient for the proposed use.

As part of the land development plans, Ms. Holm had confirmation from Lackawannock Township that the storm water management plans have been revised as shown on the plans submitted on 2/1/2022 and those have now been approved. The building permit process would include the operation and maintenance agreement, which is part of the storm water management planning and that the operation and maintenance agreement would also be recorded. Conditional approval of these plans tonight would allow them to begin the review of building plans, although the construction permit would not be released until other land development plans are approved.

Lackawannock Township did point out some traffic and entrance concerns, which are being discussed with PennDOT. The Township identified potential turning and speed conflicts due to the lanes transition from 2 to 3 lanes near the top of the large hill. This site has frontage on the State highway, so it must obtain an access permit (Highway Occupancy Permit). This permit process is ongoing and the access is a condition for approval of this land development plan. Ms. Holm noted that all permits are to be listed on the coversheet for recording.

Sufficient information has been provided on the plans to obtain conditional approval of the revised land development plans as presented on 2/1/2022, provided the modification is granted to the parking requirements. Those other conditions would include separate approval of the proposed subdivision with sewage and the any changes required on the plans would be revised for the storm water management and highway access entrance permits or approval. All conditions and plan revisions must be met and the plans recorded within one year. If the plan is not complete and recorded in that time, this would be deemed denied.

Following brief discussion, **a motion was made by Mr. Anthony to recommend approval of the modification to allow 35 parking spaces as opposed to the 53 that are required. Mr. Beatty seconded. The motion passed.**

Next, a motion was made by Mr. Faull to recommend approval of the revised plans as presented on 2/1/2022 in addition to any other revisions that would need to be made to obtain the other permits. Those other permits, also being conditions, including the separate approval of the subdivision with sewage, storm water management and highway occupancy permit from PennDOT. All conditions and plan revisions must be met and the plans recorded within one year, if not the plan would be deemed denied. Mr. Anthony seconded. The motion passed.

ADJOURNMENT

With no further business or discussion, a motion was made by Mr. Anthony and seconded by Mr. Hughes to adjourn the meeting at 7:46 p.m.

Respectfully submitted,

Lisa Holm,
Senior Planner

LH/ew