



City of Hermitage

800 North Hermitage Road
Hermitage, PA 16148
Phone: 724-981-0800
Fax: 724-981-2008
www.hermitage.net

MEMO

TO: Hermitage Planning Commission
Mercer County Regional Planning Commission

FROM: Jeremy P. Coxe, Planning Director

DATE: April 28, 2022

RE: **Zoning Ordinance MAP Amendment**

The City of Hermitage is proposing a MAP amendment to the Hermitage Zoning Ordinance. Shannon Dick (Yuppy Puppy) has submitted the attached request for a zoning ordinance map amendment to rezone (2) parcels of land at the SW corner of Rt 18 (S Hermitage Road) and Maple Drive.

The zoning ordinance map amendment would rezone (2) parcels of land from Business-2 (B-2) to Highway Commercial (HC). **MC Parcel 12-171-017 (Generations3 LLC) and MC Parcel 12-171-018 (Commonwealth of PA).** Shannon Dicks has made this request, she intends to purchase the property and building at 1780 Maple Drive, Sycamore Center, to move her business to this location.

The Board of Commissioners introduced the ordinance at their April 27, 2022 meeting. Tentatively, the Hermitage Planning Commission will act at their June 6, 2022 meeting. A public hearing is tentatively scheduled for June 16, 2022, and the Board of Commissioners intend to act on the MAP amendment at their June 22, 2022 meeting.

I have attached the MAP amendment ordinance and related information to this memo.

Should you have any questions or need additional information, please contact myself or Kristina Thomas. Thank you for your time and attention.

Sincerely,

Jeremy P. Coxe
Director, Planning & Development Department



Memo:

To: Hermitage Board of Commissioners

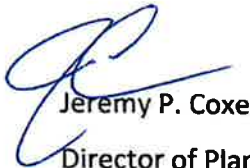
From: Jeremy P Coxe

RE: Map Amendment Rezoning Request – Shannon Dick (Yuppy Puppy)

Date: April 13, 2022

Shannon Dick (Yuppy Puppy) has submitted the attached request for a zoning ordinance map amendment to rezone (2) parcels of land at the SW corner of Rt 18 (S Hermitage Road) ad Maple Drive. After review and discussion, the planning department staff created the attached ordinance and map for consideration of introduction at your regular meeting on April 27, 2022.

The zoning ordinance map amendment would rezone (2) parcels of land from Business-2 (B-2) to Highway Commercial (HC). **MC Parcel 12-171-017 (Generations3 LLC) and MC Parcel 12-171-018 (Commonwealth of PA)**. Shannon Dicks has made this request, she intends to purchase the property and building at 1780 Maple Drive, Sycamore Center, to move her business to this location.



Jeremy P. Coxe

Director of Planning & Development

cc: City Manager
City Solicitor
Planning Department Staff
Shannon Dick

**CITY OF HERMITAGE
MERCER COUNTY, PENNSYLVANIA**

Ordinance No. _____ - 2022

AN ORDINANCE OF THE CITY OF HERMITAGE, MERCER COUNTY, PENNSYLVANIA, AMENDING THE HERMITAGE ZONING ORDINANCE NO. 2-2021 BY CHANGING THE CLASSIFICATION OF CERTAIN LANDS SITUATED ON THE WEST SIDE OF SOUTH HERMITAGE ROAD / MAPLE DRIVE FROM BUSINESS-2 (B-2) TO HIGHWAY COMMERCIAL (HC).

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF HERMITAGE, MERCER COUNTY, PENNSYLVANIA, AND THE CITY OF HERMITAGE HEREBY ORDAINS AND ENACTS BY AUTHORITY OF THE SAME AS FOLLOWS:

SECTION 1. Chapter XXVII, Part 3, Section 313 (Territory Added to Highway Commercial District) is hereby amended by adding a new Section 313.7 and Section 313.8 as follows:

313.7 The zoning map adopted with Ordinance No. 2-2021 (Zoning Ordinance), is amended to rezone from BUSINESS-2 (B-2) to HIGHWAY COMMERCIAL(HC) Zoning District, the area described as follows:

ALL THAT CERTAIN piece or parcel of land situate in the Municipality of Hermitage (formerly Township of Hickory), and Commonwealth of Pennsylvania, bounded and describe as follows:

BEGINNING at a point on the center line of State Highway leading from West Middlesex to Hickory Corners, said point being Two Thousand Four Hundred Twelve (2,412') feet north from the intersection of the center line of a highway at Hann's Corners;

THENCE: North 1° 54' East along center line of old road a distance of Six Hundred Six (606') feet to a point where said center line intersects center line of the east and west road;

THENCE: North 87° 04' West along center line of said road a distance of One Hundred Ninety-two and Seven Tenths (192.7') feet to a point where the road intersects center line of the State Highway;

THENCE: Following the curvature of said road along center line a distance of about Six Hundred Thirty-seven (637') feet to a point of beginning, and containing 1.3 acres.

313.8 The zoning map adopted with Ordinance No. 2-2021 (Zoning Ordinance), is amended to rezone from BUSINESS-2 (B-2) to HIGHWAY COMMERCIAL(HC) Zoning District, the area described as follows:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, Mercer County, Pennsylvania, being the East part of Lot No. 50, the East part of Lot No.51, Lot No. 52 and Lot No. 53 of the Farrell Park Homestead Plan No. 2, as of recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 2, Page 259, and being more particularly bounded and described as follows:

BEGINNING at the Southeast corner of the property herein described on a point on the original centerline of Maple Drive. Thence South 88° 06' 00" West along Lot No. 49 and 54 a distance of Six Hundred Sixty-One and fifty-eight hundredths (661.58') feet to a point;

THENCE North 01° 54' 00" East along the Western parts of Lots No. 50 and 51 a distance of Two Hundred Sixteen and ten-hundredths (216.10') feet to a point;

THENCE South 87° 15' 00" East along lands now or formerly of Hanson, a distance of Five Hundred Seventy-Four and ninety hundredths (574.90') feet to a point;

THENCE South 20° 46' 00" East along the original centerline of Maple Drive a distance of Two Hundred Twenty-Four and ninety hundredths (224.90') feet to the place of beginning.

SECTION 2. The official zoning map of the City of Hermitage provided for in Section 301 of Part 3 of Chapter XXVII is hereby amended to reflect that the above described parcels of land shall be and are hereby designated as HIGHWAY COMMERCIAL (HC) Zoning District and not BUSINESS-2, as formerly designated.

SECTION 3. This ordinance shall become effective at the expiration of seven days after formal enactment.

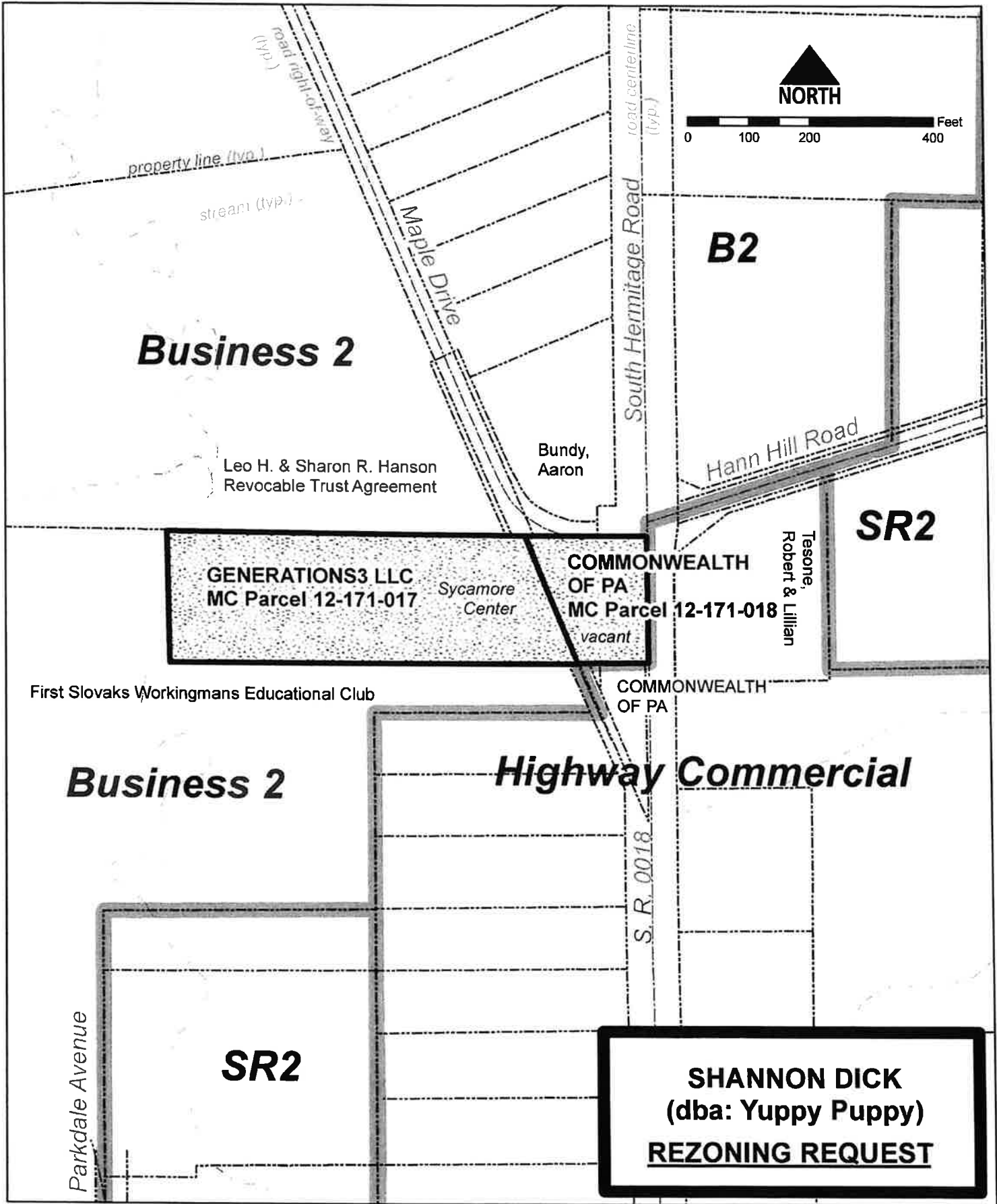
THE CITY OF HERMITAGE ORDAINS AND ENACTS AND IT IS HEREBY ORDAINED AND ENACTED FINALLY INTO LAW BY THE BOARD OF COMMISSIONERS OF HERMITAGE THIS 25TH DAY OF MAY, 2022.

ATTEST:

**CITY OF HERMITAGE
BOARD OF COMMISSIONERS**

Gary P. Hinkson, City Secretary

By _____
Duane J. Piccirilli, President



-  - AREA REQUESTED TO BE REZONED FROM BUSINESS 2 TO HIGHWAY COMMERCIAL
-  - Existing Zoning District Boundary Line



2015 AERIALS

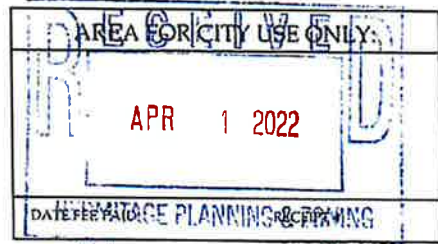
NOTE: This drawing is provided by the City of Hermitage. Topography & other line information provided for planning purposes only and is not guaranteed for engineering and/ or surveying accuracy.

REQUEST FOR AMENDMENT

to Hermitage Code of Ordinances
Chapter XXVII - Zoning

(CHANGE IN ZONING MAP)

[\$850.00 NON-REFUNDABLE FEE]



4/1/22 1244635

TO: The Commissioners of the City of Hermitage, Mercer County, Pennsylvania

I (We) Shannon Dick

Address 89 Baker Hill Rd Fredonia, PA 16124

hereby request an amendment to the Hermitage Zoning Map adopted under the
Hermitage Code of Ordinances Chapter XXVII (Zoning) by changing the classification of
the lands described herein from _____

_____ From B2 - HC - to _____
to _____

Legal description of the property: Beginning at point _____

_____ 1780 Maple Dr. Hermitage PA 16148 _____

Plot plan attached Yes No

- (a) Area of lot(s) included in proposed change _____ acres.
- (b) Area of lot(s) immediately adjacent or adjoining in the rear or sides or directly
opposite the lots included in the proposed change: _____ acres.

Appellant's legal interest in property involved in the proposed change: _____

prospective buyer of property w/ contingent upon approval

Specify proposed uses: Dog Grooming

I (We) hereby certify that the statements contained herein are true and correct to the best
of my knowledge and belief.

Date 4-1-22

Signed Shannon Dick

Date _____

Signed _____

Date _____

Signed _____