



## City of Hermitage

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## MEMO

**TO:** Hermitage Planning Commission  
Mercer County Regional Planning Commission

**FROM:** Jeremy P. Coxe, Planning Director

**DATE:** October 24, 2024

**RE:** **Zoning Ordinance MAP Amendment**

The City of Hermitage is proposing a MAP amendment to the Hermitage Zoning Ordinance. Marc Zickar has submitted the attached request for a zoning ordinance map amendment to rezone (2) parcels of land on South Buhl Farm Drive.

The zoning ordinance map amendment would rezone the parcels of land from Suburban Residential-2 to City Center. **MC Parcel 12-330-76 and 12 330 077, owned by Kathryn Zickar (Marc Zickar POA)**

The Board of Commissioners introduced the ordinance at their October 23, 2024 meeting. The Hermitage Planning Commission will act at their December 2, 2024 meeting. A public hearing and final vote is scheduled for the December 18, 2024 Board of Commissioners 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



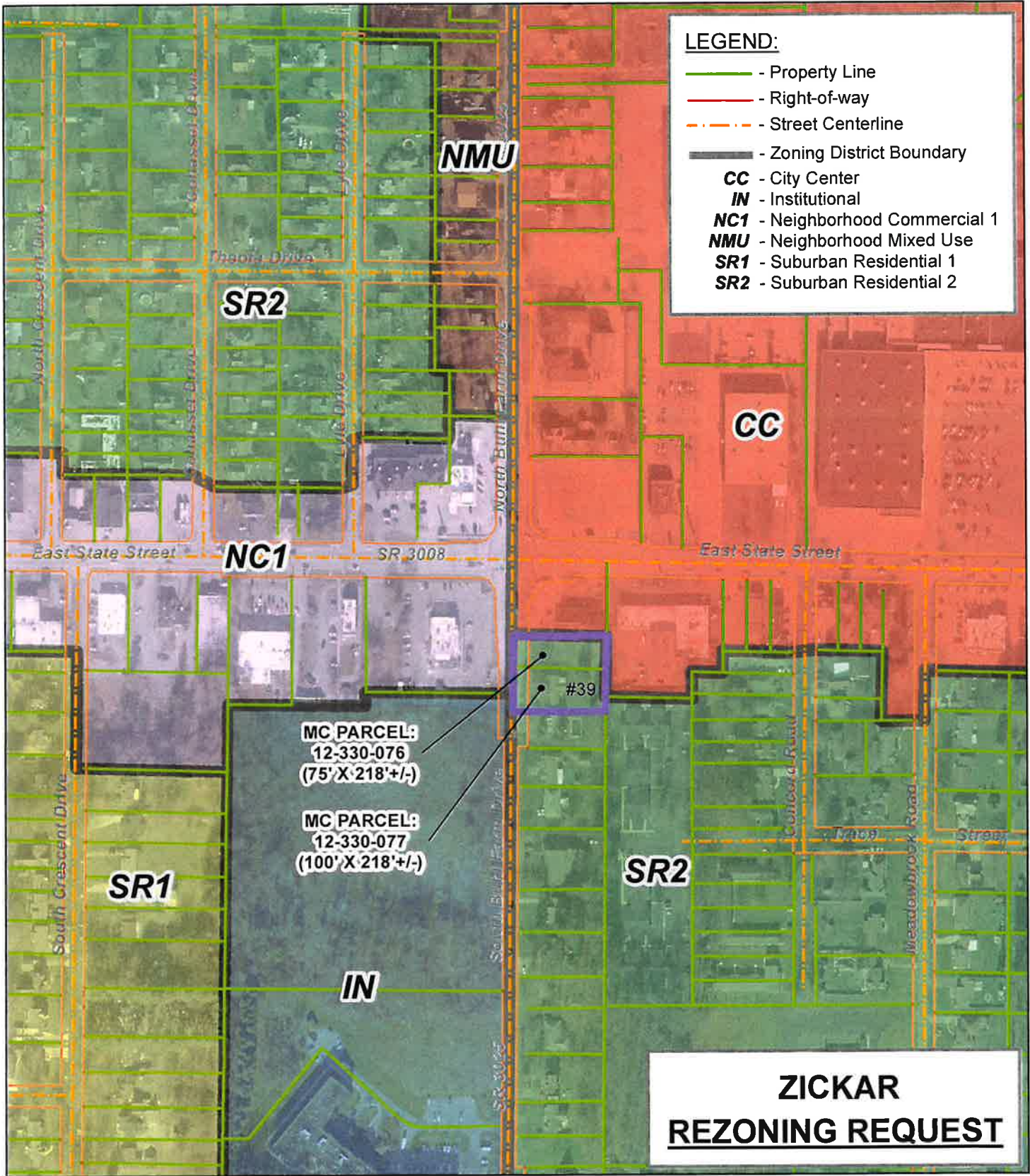


BURGER KING

NEW  
STARBUCKS

McDONALD'S

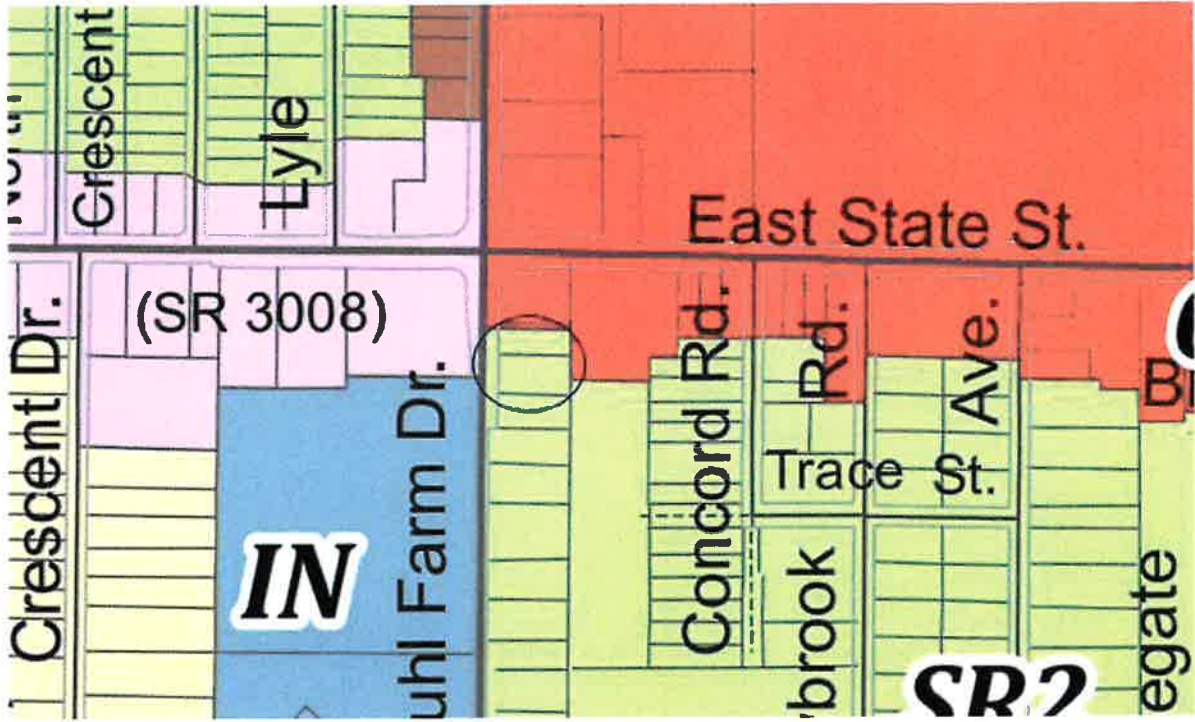
PROPOSED REZONING  
2 PARCELS  
R-2 to CITY CENTER



 - AREA REQUESTED TO BE REZONED FROM SUBURBAN RESIDENTIAL 2 (SR2) TO CITY CENTER (CC)



**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.



**CITY OF HERMITAGE  
MERCER COUNTY, PENNSYLVANIA**

**Ordinance No.        - 2024**

**AN ORDINANCE OF THE CITY OF HERMITAGE, MERCER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27 OF THE HERMITAGE CODE OF ORDINANCES, THE HERMITAGE ZONING ORDINANCE, BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF CERTAIN LANDS CONSISTING OF TWO (2) LOTS, THE PROPERTY LOCATED AT 39 SOUTH BUHL FARM DRIVE, AND THE UNDEVELOPED LOT IMMEDIATELY TO ITS NORTH, FROM SUBURBAN RESIDENTIAL 2 (SR2) TO CITY CENTER (CC).**

**WHEREAS**, the City of Hermitage Board of Commissioners is responsible for hearing requests to rezone property in the City, in accordance with Pennsylvania law, and;

**WHEREAS**, two properties located on the eastern side of South Buhl Farm Drive are currently located in the Suburban Residential – 2 (SR-2) zoning district, despite having previously been located in the equivalent of the City Center (CC) district under the previous zoning ordinance; and

**WHEREAS**, upon request of the property owner of these lots, it is the judgment of the Hermitage Board of Commissioners that the properties in question should be located in the City Center zoning district.

**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 THE AUTHORITY OF THE SAME AS FOLLOWS:**

**SECTION 1.** Chapter XXVII, Part 3, Section 301.10 is hereby amended to change the Zoning Map incorporated therein as follows:

The following territory is hereby changed from being located in the SUBURBAN RESIDENTIAL 2 Zoning District (SR2) to the CITY CENTER (CC) Zoning District, consisting of Mercer County Tax Parcel Nos. 12 330 076 and 12 330 077, and which are further described as follows:

ALL THAT CERTAIN piece or parcel of land situated in the City (formerly Municipality) of Hermitage (formerly Township of Hickory), County of Mercer, and Commonwealth of Pennsylvania, being bounded and described as follows:

COMMENCING at a point in the centerline of South Buhl Farm Drive at the northwest (incorrectly in the deed reference stated as “northeast”) corner of lands now or formerly of Raymond F. Zickar, et ux.