

## MINUTES

### ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday –January 19, 2016 – 7:30 p.m. – MCRPC Offices

#### MEMBERS PRESENT

Larry McAdams, Chairman  
James Hughes, Vice-Chairman  
Dave Beatty  
John Sweet  
Robert McGhee  
Bill Anthony, Ex-Officio

#### OTHERS PRESENT

Lisa Holm, Senior Planner – MCRPC  
Chris Conti, Senior Planner - MCRPC  
Sandra A. Wadlow  
Sharon Frye  
Bill Klumph, South Pymatuning Township

Mr. McAdams, Chairman, called the meeting to order at 7:27 p.m. **A quorum was present.**

#### APPROVAL OF MINUTES (NOVEMBER 17, 2015)

Mr. McAdams, Chairman noted that the Minutes of the November 17, 2015 meeting were distributed prior to tonight's meeting. A motion was made by Mr. Hughes to approve the Minutes of the November 17, 2015 meeting with no additions, corrections, or deletions. Mr. Anthony seconded. The motion passed.

#### NEW BUSINESS

1. Modification Request – George Elder Estate – Mill Creek Township – Mr. McAdams explained that we received a request for a modification to the 4:1 lot depth to width ratio [ Section 403.3:5] for Lots 4 and 5 of the George Elder Estate. Mr. Conti, Senior Planner, explained that the George Elder Estate plan was subdivided a number of ways and adjoined to several existing homes, which all family members live in. Mr. Conti reviewed this subdivision as a whole and stated that proposed Lots 4 and 5 will exceed the 4:1 ratio; however they are proposed as non-building, agricultural use. Lots 4 and 5 are non-building lots (which are wooded) and are being created to equally divide the property between siblings and allow everyone access to their property via the 50' right-of-way. Mr. Elder's Estate stated that he wanted to divide the property equally between his children. After brief discussion, a motion was made by Mr. Anthony to recommend approval of this modification request for Lots 4 and 5 as non-building. Mr. Beatty seconded. The motion passed.

2. Pine Township Zoning Ordinance Update – Mr. McAdams explained that we received a request from Pine Township to review the comprehensive update to Pine Township Zoning Ordinance and is required by the PA Municipal Planning Code to determine general consistency with the comprehensive plan. Ms. Holm stated that Pine Township worked with a consultant to propose a comprehensive update to their zoning ordinance for compliance with the PA Municipal Planning Code. Proposed changes include increasing lot sizes to accommodate DEP sewage requirements; add an Industrial District at the northeast corner, near similar zoning in Venango County; changes to Residential setback; add an additional zoning district for Agricultural properties; map changes and updates to the provisions in the ordinance for compliance with the PA Municipal Planning Code.

In discussion, the Committee had concerns about the reduced setback requirements and how it may affect potential road widening options. The Committee also had concerns over the R1 and R2 zoning districts, which may cause some confusion as it relates to the current zoning and zoning in adjacent areas where the sizes increase

or decrease very differently. After brief discussion, a motion was made by Mr. Beatty to recommend approval of the Pine Township Comprehensive Zoning Ordinance Update with the two comments noted above. Mr. McGhee seconded. The motion passed.

3. Springfield Township Zoning Ordinance – Mr. McAdams explained that we received a request from Springfield Township to review the comprehensive zoning amendment to Springfield Township Zoning Ordinance and is required by the PA Municipal Planning Code to determine general consistency with the comprehensive plan. Ms. Holm stated that Springfield Township worked with a consultant and is proposing significant amendments to their zoning ordinance. Proposed changes include adjustments to zoning districts and updates to the provisions in the ordinance for compliance with the PA Municipal Planning Code standards; adding an Industrial District to separate those uses from Commercial uses as previously permitted in the same district; and includes map changes.

In discussion, the Committee agreed with the separation of the Commercial and Industrial uses and other added provisions. After brief discussion, a motion was made by Mr. Anthony to recommend approval of the Springfield Township Zoning Ordinance. Mr. Beatty seconded. The motion passed.

4. Mercer Borough Zoning Ordinance – Map Amendment – Mr. McAdams explained that we received a request from a property owner to change the zoning on four properties from Residential to C-1 Commercial. Ms. Holm stated that Mercer Borough is requesting to change the zoning on four properties from Residential to Commercial due to the current use being Commercial and the properties are adjacent to and accessed from the Commercial District.

In discussion, Mr. Conti asked if there were any kind of buffer requirements to separate the two zoning districts. Ms. Holm stated that there is a four foot buffer requirement for any new development, but not the existing buildings. After brief discussion, a motion was made by Mr. McGhee to recommend approval of this map amendment for Mercer Borough. Mr. Sweet seconded. The motion passed.

#### **MERCER COUNTY SALDO UPDATE**

Ms. Holm informed the Committee that we will begin reviewing the County Subdivision and Land Development Ordinance in the next couple months with the goal of presenting it to the Commissioners for adoption later this year.

#### **ADJOURNMENT**

There being no further business to conduct, the meeting adjourned at 8:25 p.m.

Respectfully submitted,

Lisa Holm,  
Senior Planner

LH/ew