

MINUTES

ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – March 15, 2016 – 7:30 p.m. – MCRPC Offices

MEMBERS PRESENT

Larry McAdams, Chairman
James Hughes, Vice-Chairman
Ron Faull
Bill Anthony
John Sweet
Robert McGhee

OTHERS PRESENT

Lisa Holm, Senior Planner – MCRPC

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

APPROVAL OF MINUTES (JANUARY 19, 2016)

Mr. McAdams, Chairman noted that the Minutes of the January 19, 2016 meeting were mailed prior to tonight's meeting. A motion was made by Mr. McGhee to approve the Minutes of the January 19, 2016 meeting with no additions, corrections, or deletions. Mr. Anthony seconded. The motion passed.

REORGANIZATION OF COMMITTEE OFFICERS FOR 2016

Mr. McAdams mentioned that we need to elect a Chairman and a Vice-Chairman for 2016. Currently Larry McAdams is Chairman and Jim Hughes is the Vice-Chairman. A motion was made by Mr. Faull to retain the same Chairman and Vice-Chairman for 2016. Mr. Sweet seconded. The motion passed.

NEW BUSINESS

1. Hempfield Township Zoning Ordinance – Text Amendment – Mr. McAdams explained that Hempfield Township is proposing to add Public Schools to the permitted uses in the Residential district, along with College, Preparatory School and Boarding School. This would allow expansion of the existing elementary school. Ms. Holm explained that this text amendment to add Public Schools which had been omitted and was an oversight from roughly 15 years ago. The text amendment would add Public Schools as a permitted use in Section 401 in Zoning District's R1, R2, R3 and B-Mixed Use and add Public Schools to Article XVIII, Definitions. There being no concerns expressed, a motion was made by Mr. Hughes to recommend approval of this zoning ordinance text amendment for Hempfield Township. Mr. Anthony seconded. The motion passed.

2. Modification Request – Shenango Township – Darryl & Erica Johnson – 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 residual lands. Ms. Holm stated that this 4:1 is caused by a legal settlement, which is why the property is being subdivided. The existing house is situated on proposed Lot 2A, which meets size requirements. The remaining lands lot does not meet the 4:1 requirement; however the useable area is to the rear of this parcel due to the sewer system. She noted that the septic system for the existing house is on the front of both properties which includes some of the spray field on the remaining lands. The plan shows an easement granted over the remaining lands for the existing spray field and isolation area. In discussion, Mr. Anthony suggested that they adjust the property line in order to include both of the spray heads on Lot 2A for maintenance purposes. He stated that either way it is configured;

the remaining lands would still not meet the 4:1 ratio. After brief discussion, a motion was made by Mr. McGhee to recommend approval of this modification request with the recommendation that we request the property line adjustment to include the spray heads for the sewage facility for Lot 2A. Mr. Anthony seconded. The motion passed.

MERCER COUNTY SALDO UPDATE

Ms. Holm informed the Committee that we will soon receive a draft copy to 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 7:50 p.m.

Respectfully submitted,

Lisa Holm,
Senior Planner

LH/ew