

MINUTES

ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday –April 26, 2016 – 6:30 p.m. – MCRPC Offices

MEMBERS PRESENT

Larry McAdams, Chairman
James Hughes, Vice-Chairman
Jim Hogan
Bill Anthony
John Sweet
Garth Falkner

OTHERS PRESENT

Lisa Holm, Senior Planner – MCRPC

Mr. McAdams, Chairman, called the meeting to order at 6:30 p.m. **A quorum was present.**

APPROVAL OF MINUTES (MARCH 15, 2016)

Mr. McAdams, Chairman noted that the Minutes of the March 15, 2016 meeting were mailed prior to tonight's meeting. A motion was made by Mr. Falkner to approve the Minutes of the March 15, 2016 meeting with no additions, corrections, or deletions. Mr. Anthony seconded. The motion passed.

NEW BUSINESS

1. City of Hermitage Zoning Ordinance – Text Amendment – Ms. Holm explained that the City of Hermitage is proposing to add Career & Technical Training Centers as a permitted use in the Light Industrial Zoning District. She stated that the request was received from the applicant, and not the City of Hermitage. The applicant would like to reuse an existing building because of all of the manufacturing equipment in the building and they would like to open it up, as opposed to development of new facilities leaving existing structures empty. Some of the permitted uses under the Light Industrial Zoning District include trucking terminals, wholesale, warehousing, light manufacturing, commercial laundry, dairy, bottling plant, personal storage units, and a few other special exceptions and conditional uses.

Ms. Holm reviewed the five zoning amendment review criteria with Committee members: 1) this amendment is consistent with community objectives since the request is based upon the reuse of an existing building in which similar light industrial work was done and proposes to provide instruction on site; 2) the permitted uses would be compatible with surround land uses with minimal impacts because the reuse of the existing facility would continue the land use in an area of similar impact; 3) infrastructure is adequate and the area is already zoned for such uses; 4) adequate, already-zoned sites could be developed where zoning already permits training facilities in other similar areas; and 5) local area conditions could benefit from reuse of an existing facility as opposed to development of new facilities leaving existing structures empty or some underutilized buildings.

Committee members discussed this zoning text amendment and suggested that rather than considering this as a permitted use, this would be better managed as a conditional use so that parking requirements or other conditions specific to such a facility could be added or required. The Committee also discussed the potential reuse of facilities in that district as being a beneficial plan and liked the requirement that such would be licensed by the Department of Education.

After brief discussion, a motion was made by Mr. Falkner to recommend approval of the text amendment with the recommendation that it be added as a conditional use so that parking requirements or other conditions can be included for this use. Mr. Hogan seconded. The motion passed.

2. Jackson Township Zoning Ordinance – Map Amendment – Mr. McAdams explained that the Township is proposing to add several properties to extend the Business District along US-62, Franklin Road. Ms. Holm also mentioned that the proposed extension to the Business District along US-62 would extend to the boundary with Jackson Center Borough. Ms. Holm next reviewed the five zoning amendment review criteria with Committee members: 1) this amendment is consistent with community objectives since the County Comprehensive Plan shows this area as a community gateway overlay area between economic revitalization and economic growth where potential mixed use growth could be supported; 2) some areas along SR 62 would be compatible with surrounding land uses with minimal impacts since they are already developed in line with the business zoning. The zone runs essentially from the I-79 interchange to the area of Jackson Township, east of Jackson Center Borough, which is unzoned; 3) infrastructure is adequate since highway and interstate access to businesses is clearly available. Some sewer and water service is available from either direction, although it may need extended for specific properties; 4) adequate, already-zoned sites make this area more appropriate than others within the Township for such development because of easy access and development pressure; and 5) local area conditions have changed a little since areas west of I-79 have developed.

Ms. Holm mentioned that this proposal is extending the traditional 600' on each side of the road as the district boundary. It was also suggested that the zoning and map be reviewed to parcel based information with the next opportunity to update their ordinance. The Committee considered the availability of infrastructure, availability of other properties for development within this district and impacts on surrounding uses while reviewing this request. They felt that this would be a reasonable extension of the existing district as business development has continued along SR-62 throughout the Township to the boundary with Jackson Center Borough.

After brief discussion, a motion was made by Mr. Hughes to recommend approval of the zoning ordinance map amendment. Mr. Anthony seconded. The motion passed.

MERCER COUNTY SALDO UPDATE

Ms. Holm informed the Committee that they are still working on updating the County Subdivision and Land Development Ordinance, with intentions to review the draft with the Committee in the next couple months.

ADJOURNMENT

There being no further business to conduct, the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Lisa Holm,
Senior Planner

LH/ew