

MINUTES

ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday –December 20, 2016 – 6:00 p.m. – MCRPC Offices

MEMBERS PRESENT

Larry McAdams, Chairman
James Hughes, Vice-Chairman
Ron Faull
Bill Anthony
Dave Beatty
John Sweet
Garth Falkner
Robert McGhee
Diana Caiazza, Ex-Officio

OTHERS PRESENT

Lisa Holm, Senior Planner – MCRPC

Mr. McAdams, Chairman, called the meeting to order at 6:05 p.m. **A quorum was present.**

APPROVAL OF MINUTES (OCTOBER 18, 2016)

Mr. McAdams, Chairman noted that the Minutes of the October 18, 2016 meeting were mailed prior to tonight's meeting. A motion was made by Mr. Hughes to approve the Minutes of the October 18, 2016 meeting with no additions, corrections, or deletions. Mr. Falkner seconded. The motion passed.

NEW BUSINESS

1. Modification Request – Sugar Grove & Hempfield Townships – Loreno Property – Ms. Holm explained that she received a request for a modification of the 4:1 lot depth to width ratio and lot size requirements for the proposed final property [Section 403.3:5]. A colored copy of the sketch plan was reviewed with the Committee members to clarify the proposed and existing lots. Lot 1 is roughly 2 acres along Leech Road in Sugar Grove Township meeting the County requirements. The remaining lands, Lot 2 which is approximately 25 acres, would exceed the 4:1 depth to width ratio. The northern part of the parcel is currently farmed while the southern section of the parcel is a steep ravine that remains wooded including a stream and wet area. This wooded area may be considered constrained lands as described in Section 403.1 making this area non-buildable. This could be excluded from the net lot area in determining lot dimension requirements. A 50' access easement from Leech Road through a neighboring property is proposed to serve Lot 2 for farming purposes. The remaining lands, Lot 2, will remain non-building until another use is requested.

After discussion, a **motion was made by Mr. Anthony to recommend approval of this modification request. Mr. Beatty seconded.** The motion passed.

ADJOURNMENT

There being no further business to conduct, the meeting adjourned at 6:25 p.m.

Respectfully submitted,

Lisa Holm,
Senior Planner

LH/ew