

# HERMITAGE PLANNING COMMISSION

## Our Vision:

*To create a vibrant and prosperous city that is the region's commercial and employment hub and the residential community of choice, marked by safe and pleasant neighborhoods, and diverse recreational, entertainment and enrichment opportunities.*



## Meeting Agenda

Hermitage Municipal Building  
800 North Hermitage Road, Hermitage, PA

January 12, 2026  
8:30 AM

- 1) Roll Call**
- 2) Public Input**
- 3) Approval of Meeting Minutes:** October 6, 2025 & December 1, 2025
- 4) Subdivision Plans:**
  - A. Mazzant North Plan of Lots – Lots 1 & 2 – Hemlock Road / Androla Avenue
  - B. Mazzant South Plan of Lots - Lots 1A & 2A – Esther Lane
  - C. Final Consolidation Plan Whispering Pines Holdings Lot 1 - East State Street
- 5) Any other matter proper to come before the Planning Commission**
  - A. Update on the actions of the Mercer County Regional Planning Commission – Jeremy Coxe
- 6) Public Input**
- 7) Adjournment**

HERMITAGE PLANNING COMMISSION

MINUTES

Monday  
October 6, 2025  
Regular Meeting  
8:30 a.m.

**MEMBERS PRESENT:**

Matt Liburdi – Chairman  
Woody Steele -Secretary  
Amy McKinney  
T J Rollinson  
Barney Scholl  
James Tamber

**OTHERS PRESENT:**

Jeremy Coxe  
Gary Hinkson  
Brett Stedman  
Nathan Zampogna  
Tammie Blazer  
Michael Barr  
Richard Marlin

**MEMBERS ABSENT:**

Ray Slovesko  
Kara Wasser  
Bonnie Benton

Mr. Liburdi called the meeting to order at 8:30 AM. A quorum was present.

**PUBLIC COMMENTS:**

Mr. Liburdi asked for public comments. There were none.

**APPROVAL OF MINUTES:**

Mr. Liburdi asked for the approval of the September 8, 2025 minutes. Mr. Rollinson made a motion to approve the minutes and Mrs. McKinney seconded the motion. The motion carried unanimously. The minutes were approved as distributed.

**SUBDIVISION PLANS:**

**Final Plan Consolidation Lot 1 - Temple Beth Israel – Mercer Avenue**

Mr. Coxe stated the property is co-owned by Temple Beth Israel c/o Congregation Ohev Beth Shalom 1119 Elm Road Youngtown, OH 44505. The property is zoned SR2 – Suburban Residential 2. The purpose of the plan is to consolidate parcel 12-170-012 and 76-903-074 into one contiguous parcel, removing the existing lot lines between them. Mr. Coxe stated the final conditions of the plan are drawing corrections and two sets of permanent ink mylars with signatures and seals

Mr. Coxe introduced Attorney Michael Barr, representing Temple Beth Israel and Mr. Barr introduced Mr. Richard Marlin, a representative from the Temple. Atty. Barr explained that this consolidation was one step in the process of cleaning up property lines to ultimately benefit the Youngstown Area Jewish Cemetery Association.

Mr. Liburdi asked if there were any further questions – there were none.

Mr. Tamber made a motion to approve the plan and Mr. Steele seconded the motion. The motion carried unanimously.

**Final Lot Consolidation Plan - Jacob B. & Christine R. McFall - Lot 1 – 1227 South Darby Road / Virginia Road**

Mr. Coxe stated the property is owned by Jacob B. & Christine R. McFall 1227 South Darby Road Hermitage, Pa 16148. The property is zoned SR2 – Suburban Residential 2. The purpose of the plan is to consolidate Lots 1A & 1B of the Kevin Shifflet & Katie Sparks Subdivision on South Darby Road with existing house with abutting lands known as Lot 2 of the Robert Parker Estate which front Virginia Road into one contiguous lot removing the lot lines between the parcels. Mr. Coxe stated the final conditions of the plan are drawing corrections and two sets of permanent ink mylars with signatures and seals

Mr. Liburdi asked if there were any further questions – there were none.

Mr. Tamber made a motion to approve the plan and Mr. Steele seconded the motion. The motion carried unanimously.

**Final Plan Lots 1 & 2 - Viglio-Wheeler Subdivision – Chestnut Street / Balm Street**

Mr. Coxe stated the property is co-owned by Ronald D. Viglio and Barbara J. Wheeler 93 Chestnut Street Wheatland PA 16161. The property is zoned RR – Rural Residential. The purpose of the plan is to subdivide Lot 1 as a non-building lot to be added to adjoining lands of Kerins to the east. Lot 2 with existing house to remain as a separate building lot. Mr. Coxe stated the final conditions of the plan are drawing corrections and two sets of permanent ink mylars with signatures and seals

Mrs. McKinney made a motion to approve the plan and Mr. Tamber seconded the motion. The motion carried unanimously.

**CONSIDERARTION of an ordinance to amend the current zoning ordinance that would provide a size limitation for accessory uses or structures located on certain size lots within the SR-1 and SR-2 zoning districts.**

Mr. Coxe reviewed the process for adopting the ordinance; the ordinance was introduced at the August HBC meeting, reviewed for recommendation and voted on by the MCRPC at their September meeting, then will be reviewed for recommendation and voted on today by the HPC and the final vote will occur at the October 22, 2025 meeting of the HPC.

Mr. Coxe further explained that the ordinance will affect the SR1 & SR2 zoning districts and the size of accessory buildings. The new ordinance would limit property owners with less than one half acre to construct a building of 1,000 square feet or less and property owners with one half acre, but no greater than one acre would be allowed a 2,000 square foot structure. Mr. Coxe stated that MCRPC had not approved the recommendation

Atty. Stedman commented on the MCRPC decision. He stated they were not in agreement that we were limiting the size of the accessory buildings, but were allowing three at the sizes proposed, but we would not allow one larger structure. Mr. Stedman further commented that he did not agree that the language in the proposed ordinance was unclear. He feels the language is clearly stated speaks for itself.

Mr. Hinkson stated that the Board was very clear that they wanted to limit the size of the accessory structures based on the zoning districts for each structure

Mrs. McKinney questioned if this was due to the previous issue on Butterfly Lane.

Mr. Stedman answered, yes.

Mr. Coxe further explained that under current zoning we do not have size requirements for the square footage of a structure as long as it meets the setback requirements and lot coverage.

Mr. Steele asked what size the building on Butterfly is.

Atty. Stedman answered it is 2,500 square feet – 40x60.

Atty. Stedman stated the Zoning Hearing Board issue is actually regarding Home Occupation, not the building.

Mr. Liburdi asked how large the lot is.

Mr. Stedman replied,  $\frac{3}{4}$  of an acre.

Mrs. McKinney asked if a small stormwater plan was required.

Mr. Coxe replied, a small stormwater plan had been submitted. It was for the new impervious surface, including building and new pavement.

Mrs. McKinney questioned how the new ordinance would be enforced.

Mr. Coxe replied that they would calculate the size of the lot, look at lot coverage and determine what size structure can be built

Mr. Hinkson stated the limitations were specific to those two zoning districts and these two lot sizes. However, this means if you have a larger lot, the restrictions will not apply.

Mr. Liburdi asked for a motion to make a recommendation to support the the proposed zoning text amendment.

Mr. Rollinson made a motion to approve the reccomendation and Mr. Steele seconded the motion. The motion carried unanimously.

### **GENERAL QUESTIONS**

The was discussion regarding the re-development at the Shenango Valley Mall property.

### **OTHER BUSINESS:**

#### **MCRPC**

Mr. Coxe stated other than their decision to not recommend theproposed text amendment, which was discussed above. T10\_6\_25 HPC Minuteshere is nothing further to report.

Mr. Liburdi asked for additional public comment. There was none.

The meeting adjourned at 8:48 a.m.

Respectfully submitted,

Tammie Blazer

Date prepared – October 9, 2025

Date approved – pending

HERMITAGE PLANNING COMMISSION

MINUTES

Monday  
December 1, 2025  
Regular Meeting  
8:30 a.m.

MEMBERS PRESENT:

Matt Liburdi – Chairman  
Woody Steele -Secretary  
Ray Slovesko  
T J Rollinson  
Barney Scholl  
James Tamber  
Kara Wasser

OTHERS PRESENT:

Jeremy Coxe  
Brett Stedman  
Tammie Blazer  
Nathan Zampogna  
Mark Longietti

MEMBERS ABSENT:

Amy McKinney  
Bonnie Benton

Mr. Liburdi called the meeting to order at 8:30 AM. A quorum was present.

**PUBLIC COMMENTS:**

Mr. Liburdi asked for public comments. There were none.

**SUBDIVISION PLANS:**

**Final Lot 1 Bennett Consolidation Plan – West Park Street**

Mr. Coxe stated the property is owned by George Jr. & Jayne Bennett, 886 Anthony Wayne Drive, Baden, PA 15005. The property is zoned SR1 – Suburban Residential 1. The purpose of the plan is to consolidate lots 125-129 of the Sharon Park Plan into one contiguous parcel, Lot 7, by removing the lot lines between them. Mr. Coxe stated the conditions of the plan have been met, Mr. Liburdi asked if there were any further questions – there were none.

Mr. Tamber made a motion to approve the plan and Mr. Slovesko seconded the motion. The motion carried unanimously.

**Adam Kekich Consolidation Plan Lot 1 – Virginia Road /South Neshannock Road**

Mr. Coxe stated the property is owned by Adam Kekich, 6095 Virginia Road, Hermitage, PA 16148. The property is zoned RR – Rural Residential. The purpose of the plan is to consolidate former Lots 3 & 4 of the Otis Coulter Plan into one contiguous building lot by removing the lot line between them and to remove the former non-building lot notations on both parcels. Mr. Coxe stated the final

conditions of the plan are drawing corrections and two sets of permanent ink mylars with signatures and seals

Mr. Liburdi asked if there were any further questions – there were none.

Mr. Steele made a motion to approve the plan and Mr. Tamber seconded the motion. The motion carried unanimously, with Mr. Rollinson abstaining.

**Final Lot 1 & 2 - Henderson Subdivision Plan Final Plan**

Mr. Coxe stated the property is owned by Walter & Linda Henderson, 856 Wilhelm Road, Hermitage, PA 16148. The property is zoned SR1 – Suburban Residential 1. The purpose of the plan is to subdivide tax parcel 12-159-256 into two building lots: Lot 1 & Lot 2. Lands originally contained a house that was demoed this year. Mr. Coxe stated the final conditions of the plan are drawing corrections and two sets of permanent ink mylars with signatures and seals, DEP Approval of Planning Module or Exemption Mailer and a letter from the water company verifying water service or executed waterline extension agreement.

Mr. Steele made a motion to approve the plan and Mr. Tamber seconded the motion. The motion carried unanimously.

**OTHER BUSINESS:**

**MCRPC**

Mr. Coxe stated other they had their monthly meeting, however nothing pertaining to Hermitage was on the agenda.

**DISTRIBUTION OF MEETING SCHEDULE**

Mr. Coxe distributed and reviewed the 2026 HPC Meeting Schedule .

Mr. Liburdi asked for additional public comment. There was none.

The meeting adjourned at 8:38 a.m.

Respectfully submitted,

Tammie Blazer

Date prepared – December 2, 2025

Date approved – pending

# **SUBDIVISION**

# **REPORT**

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Plan Name: **Mazzant North Plan of Lots - Lots 1 & 2**

Owner(s) Name: **Joseph Mazzant  
288 Trumpet Terrace  
Hermitage PA 16148**

Zoning District: **SR1 - Suburban Residential 1**

Location: **Hemlock Road / Androla Avenue**

Purpose: **The purpose of this plan is to subdivide tax parcel #12-159-033 and create one building lot, Lot 1, at intersection of Hemlock Rd. @ Androla Ave., and a non-building lot, Lot 2, which is to be added to adjoining lands of Mazzant to the south. Remaining lands contain property owner's existing house. Modification (Waiver) of SALDO regulations pertaining to Section 805.6 due to Lot 1's proposed frontage on a private street rather than a public street.**

HPC conditions

**Drawing corrections**  
**Two sets of permanent ink mylars with signatures and seals**  
**Recommendation of approval of Request for Modification (waiver) to the SALDO**  
**DEP Approval of Planning Module or Exemption Mailer**  
**Letter from water company verifying water service or executed waterline extension agreement**  
**City Solicitor approval of documentation proving right of access across paper streets serving Lot 1**

HPC action notes

**Application Form for  
Request for Modification (Waiver) of Regulations  
to the Hermitage Subdivision & Land Development Ordinance**

*If more than one modification is requested, please complete a separate application form for each request*

**DATE OF REQUEST:** **11/10/25**

**NAME OF SUBDIVISION OR LAND DEVELOPMENT PLAN:** **Mazzant North Plan of Lots, Lots 1 & 2**

**OWNER / DEVELOPER:** **Joseph Mazzant**

Mailing Address: **288 Trumpet Terrace, Hermitage, PA 16148**

Phone: **(724) 624-0059** Email: **joetrumpet1@gmail.com**

**ENGINEER / SURVEYOR:** **CW Engineering, LLC**

Mailing Address: **3642 Lee Run Road, Hermitage, PA 16148**

Phone: **(724) 346-0923** Email: **cwengineeringllc@gmail.com**

The undersigned applicant hereby requests a Modification (Waiver) to the following Section of the Hermitage Subdivision and Land Development Ordinance – Section No.: **805.6**

Full text of Ordinance section from which modification is requested: All lots shall abut by their frontage on a publicly dedicated street or on a street that has received the legal status as such. Lots abutting on a private street or easement shall not be approved unless specifically permitted by the Board of Commissioners by special resolution. All streets, public or private, must meet the design and construction standards set forth by this Chapter.

Explanation of reason(s) for the request, stating in full the grounds and facts of unreasonableness or hardship on which the request is based and an explanation that the request is the minimum modification necessary. Attach copy of subdivision plan and any other plans or drawings to illustrate the request.

**The existing access point to Androla Avenue has been used for more than ten years to access the property. The adjacent landowner has granted an easement to cross his property for both utility access and vehicular access to Androla Avenue. This situation was created by the City's Acceptance of less than the planned Androla Avenue.**

**Joseph Mazzant**

Applicant Name (please print)

*Sandra Winslow, Agent*

Applicant Signature

DO NOT WRITE BELOW THIS LINE - CITY AREA COMPLETION ONLY

**ACTION ON REQUEST (circle one):**

Recommendation of Hermitage Planning Commission – Approve or Denied – Date: \_\_\_\_\_  
Comments: \_\_\_\_\_

Final Action of Hermitage Board of Commissioners – Approved or Denied – Date: \_\_\_\_\_  
Comments: \_\_\_\_\_



# **SUBDIVISION**

# **REPORT**

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Plan Name: **Mazzant South Plan of Lots - Lots 1A & 2A**

Owner(s) Name: **Joseph Mazzant  
288 Trumpet Terrace  
Hermitage PA 16148**

Zoning District: **SR2 - Suburban Residential 2**

Location: **Esther Lane**

Purpose: **The purpose of this plan is to subdivide tax parcel # 12-159-032 by putting a 4-plex apartment building on Lot 1A & nine duplexes on Lot 2A. In order for Lot 2A to meet percentage of lot coverage requirements, this plan will also consolidate Lot 2 from Mazzant North Subdivision with Lot 2A removing the lot line between them.  
Modification (Waiver) of SALDO regulations pertaining to Section 805.7 due to Lot 1A's proposed flag lot frontage to be 40' rather than 50' wide.**

HPC conditions **Drawing corrections  
Two sets of permanent ink mylars with signatures and seals  
Recommendation of approval of Request for Modification (waiver) to the SALDO  
Recording of related subdivision**

HPC action notes



# **SUBDIVISION**

# **REPORT**

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**Plan Name:** **Final Consolidation Plan Whispering Pines Holdings Lot 1**

**Owner(s) Name:** **Whispering Pines Holdings, LLC**  
**3816 East State Street**  
**Hermitage PA 16148**

**Zoning District:** **NC1 - Neighborhood Commercial 1**

**Location:** **East State Street**

**Purpose:** **To consolidate tax parcels # 12-146-004 & 12-146-005 into one contiguous parcel, removing the existing lot lines.**

**HPC conditions** **Drawing corrections**  
**Two sets of permanent ink mylars with signatures and seals**

**HPC action notes**

