

PUBLIC HEARING
ZONING AMENDMENT
1-1995: LOMBARDO/SUMMERS
March 29, 1995

A public hearing was held on Wednesday, March 29, 1995 at 3:30 p.m. at the Shenango Township Municipal Building with supervisors Richard Schweinsberg, Joseph Budai and Andrew Piccuta present.

The hearing was opened with a salute to the flag.

Chairman Richard Schweinsberg opened the hearing by giving an overview of the application as to where the property is located, the owners of the property, current zoning and reason for text change. The location of the property is 3102 Ellwood Road, the nearest intersection being the Gardner Center Road. The current owners of the property are Mark A. and Sheri L. Summers of 3050 Ellwood Road, New Castle, Pa. The current zoning is R-2. The reason for the request for the zoning text change is to allow the applicants to operate an Inn and provide new employment opportunities as the Inn.

Chairman Schweinsberg then presented the recommendations of Mr. Stephen Craig, of the Lawrence County Planning Commission. It is the recommendation of the Lawrence County Planning Office that an inn be added to the list of conditional uses permitted in the R-2 zone with the following definition added to the text and the following conditions:

INN - a residential facility for the housing and feeding of transients. An inn is necessarily smaller than a hotel or motel, but more use intensive than a bed and breakfast.

Conditions necessary for an inn in a R-2 zone:

- A. The facility must be residential in nature with room for rent occupying not less than 40% of the gross floor area of the property.
- B. The facility must be located in an area of high traffic concentration and directly front on a main route.
- C. The facility must be located in an area served by potable water and sanitary sewer service or an area projected for future expansion of water and sewer service.

- D. The facility must have adequate land area on site for parking at the following ratio:
 - residential guest rooms - 1 parking spaces/room
 - dining room seating - one space per seat
 - employee parking - not less than six spaces
- E. Parking areas must be screened from adjacent properties by a vegetative buffer not less than eight feet deep with understory and overstory vegetation of such size as to render the parking not visible from the adjacent properties.
- F. Storm water drainage must be contained on site.
- G. Signage shall conform to sections 800 and 802 of the Shenango Township Zoning Ordinance.
- H. A highway access permit must be secured in advance of a conditional use permit being issued.
- I. Maximum lot coverage, including parking areas, shall conform to the requirements of section 609 (40%).
- J. Lot dimensions shall also conform to the requirements of section 609 of the Shenango Township Zoning Ordinance with the exception of minimum lot area which shall be reduced to two areas.

A presentation of the plan was then given by Mr. Mark Summers. He stated that their intention was to restore the Old Carriage Inn to its original state. The present condition of the structure is unusable and a community eyesore. Mr. Summers then showed pictures of the structure. He said the Old Carriage Inn would be restored and would employ 10 to 12 persons. Mr. Summers then showed the public an architectural drawing of the proposed renovation. Mr. Summers went on to say that the Lawrence County conditions would restrict the applicants from fully utilizing the inn so that their investment could be recouped. He asked that Items A, D, I, and J be revised to read as follows:

- A. The facility must be residential in nature with a minimum of 2 rooms for rental occupancy.
- D. The facility must have adequate land area on site for parking at the following ratio:
 - 1. Residential guest rooms - 1 parking space per room
 - 2. Dining Room seating - 1 space for each 4 seats.
 - 3. Employee parking - not less than six spaces
- I. Maximum lot coverage shall conform to the requirements of section 609 (40%).
- J. Lot dimensions shall also conform to the requirements of section 609, under Permitted Use, of the Shenango Township Zoning Ordinance which shall consist of a minimum of 1.5 acres.

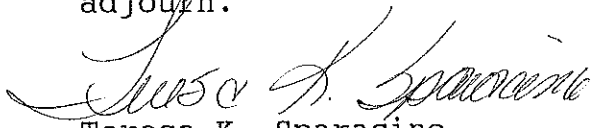
The other conditions would remain as was recommended by the Lawrence County Planning Commission.

PUBLIC COMMENT:

Resident from 3002 Ellwood Road questioned if there would be alcohol served. She was informed by Mr. Summers that definitely no alcohol would be served. She then expressed her concern relative to the amount of parking as that section of Ellwood Road is a high and dangerous traffic area. She was informed that there would be no side street parking. If additional parking facilities are needed, they will extend into Mr. Summers property. The resident then went on to say that she thought the Inn was a nice idea.

Mr. Schweinsberg then informed the applicants that the Board would review all information and make a decision within the next thirty day period.

Motion by Andrew Piccuta second by Richard Schweinsberg to adjourn.


Teresa K. Sparacino
Secretary-Treasurer