

**TOWNSHIP OF SOUTH STRABANE  
BOARD OF SUPERVISORS  
REGULAR MEETING**

Tuesday, August 24, 2021 – 7:00 p.m.

**AGENDA**

1. Call to Order and Roll Call

2. Pledge of Allegiance

3. Public Comment Time

The Township Board of Supervisors allocates a period of time during this item for those individuals who would like the opportunity to address the Board of Supervisors on any matter. Each person addressing the Board of Supervisors is asked to limit their comments to a maximum of three (3) minutes.

4. Meeting Minutes

- Board of Supervisors Regular Meeting Minutes – July 27, 2021

5. Financial Business

- Approval of Payroll for the Periods July 11 through July 24, 2021, July 25, 2021 through August 7, 2021 and August 8 through August 21, 2021 and Bills for the Period July 24 through August 20, 2021

6. Announcements

7. Township Reports & Presentations

- Municipal Separate Storm Sewer System (MS4) Report  
The Board of Supervisors allocates a period of time during this item for comments regarding the topic of stormwater. Each person addressing the Board of Supervisors is asked to limit their comments to a maximum of three (3) minutes.
- Township Manager
- Secretary/Treasurer
- Township Solicitor
- Township Engineer

8. Unfinished Business

- A. Motion Adding a Written Statement to the Record for the Approved Inter-Municipal Restaurant Liquor License Transfer to Armen's Barrels at 10 McCoy Lane
- B. Public Hearing to Consider a Motion Granting Conditional Use Approval and Tentative Planned Residential Development Approval for Meadows Landing Associates, LP for the Meadows Landing Planned Residential Development Located Along Landings Dr. & U.S. Rt. 19, Parcel No. 600-001-00-00-0017-18, in the R-4 Residential Zoning District

9. New Business

- A. Motion Approving an Easement Agreement with Property Owner Sean Lewis for the Roadway Restoration Work Along Garber Road

- B. Public Hearing for a Conditional Use Application from BL Companies Pennsylvania, Inc. (d/b/a/ Clean Express Auto Wash) to Operate a Car Wash along Old Mill Boulevard and Resolution Granting Preliminary and Final Land Development Approval for a Car Wash at this Location in the C-2 Commercial Zoning District
- C. Public Hearing to Consider an Ordinance Amending the Text of the Zoning Code to Create a Definition for “Liquor Distillery” and to Permit it as a Conditional Use in the C-2 Commercial Zoning District and to Provide Specific Regulations for Said Use
- D. Public Hearing for a Conditional Use Application from Armen Geronian (d/b/a/ Armen’s Barrels) to Operate a Liquor Distillery at 10 McCoy Lane in the C-2 Commercial Zoning District
- E. Resolution Granting Preliminary and Final Subdivision and Land Development Approvals for New Potato Creek Holdings, LLC (d/b/a/ Tidal Wave) for a Car Wash Located at 370 Washington Road in the C-2 Commercial Zoning District
- F. Resolution Granting Preliminary and Final Land Development Approval for Washington Penn Plastic Co., Inc. for a Parking Lot Expansion Located at 2020 N. Main Street in the I-1 Industrial Zoning District
- G. Resolution Granting Preliminary and Final Land Development for Washfila Pooh, LLC for the Expansion of the Existing Drive-Through Facility at the Chick-Fil-A Restaurant Located at 375 Old Mill Blvd. in the C-2 Commercial Zoning District
- H. Motion Adopting the 2021 Community Park Master Plan
- I. Motion Amending an Employment Agreement with Police Chief Hilk
- J. Resolution Amending the Township Police Department Policies and Procedures Manual Regarding the Use of Emergency Notification Systems
- K. Motion Approving the 2022 Budget Calendar
- L. Resolution Authorizing Local Projects for the Southwestern Pennsylvania Commission 2023-2026 Transportation Improvement Program

#### 10. Adjournment

#### **Upcoming Meetings:**

All meetings take place in the Mae C. Reynolds Meeting Room (550 Washington Road) unless otherwise noted. Please refer to the Township’s website at [southstrabane.com](http://southstrabane.com) to confirm as meeting days and times may change.

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| • Sanitary Authority Regular Meeting           | August 25 <sup>th</sup> at 5:00 pm    |
| • Planning Commission Agenda & Regular Meeting | September 2 <sup>nd</sup> at 6:30 pm  |
| • Zoning Hearing Board Regular Meeting         | September 13 <sup>th</sup> at 6:00 pm |
| • Green Team Meeting                           | September 16 <sup>th</sup> at 5:00 pm |
| • Board of Supervisors Regular Meeting         | September 28 <sup>th</sup> at 7:00 pm |