

SOUTH STRABANE TOWNSHIP
COMPREHENSIVE PLAN STEERING COMMITTEE

April 10, 2017

APPROVED MEETING MINUTES

The April 10, 2017 Comprehensive Plan Steering Committee (Committee) of South Strabane Township came to order at 6:05 p.m. in the Mae C. Reynolds Meeting Room of the Municipal Building (550 Washington Road).

The following were present:

Steering Committee: David Fisher (Resident)
Jack Keisling (Supervisor)
Joseph Kopko, (Planning Commission)
Dan Reitz (Resident)
Cynthia Rossi (Resident)
Michael Sherrieb (Township Engineer with KLH)
James Stewart (Zoning Hearing Board)
Robert Weber (Supervisor)
William Ursic (Resident)

Absent: Thomas Steele (Planning Commission)

Also Present: Brandon Stanick (Township Manager)
Carolyn Yagle (Planning Consultant with EPD)

There were three residents in attendance.

The March 13 and March 27, 2017 Steering Committee Meeting Minutes were unanimously approved with corrections.

Following an introduction by Mr. Weber, Ms. Yagle shared the Gross Developable Land Map (less than .50 acres not included) with the Committee. The Gross Developable Land Map shows 14,559 acres available for development. Additionally, she shared the Sensitive Resource Map that shows undevelopable land resulting in 5,700 acres available for development. Taking into account buffer areas for oil and gas drilling the acreage available for development decreases to 4,354. Most developable land is located in A-1 and R-2 Zoning Districts and could yield approximately 4,760 units or approximately 10,448 people throughout the Township (based on existing zoning).

Ms. Yagle reviewed approximate school costs per student (\$8,000/student) and municipal costs per resident (\$452/resident and \$110/non-residential unit). A discussion followed concerning these costs.

A discussion concerning steep slope disturbance ensued.

Ms. Yagle inquired of the group's perception of mining. Ms. Rossi suggested identifying those areas prone to subsidence. Mr. Sherrieb noted excluding areas that have been mined from development would have a large impact to the developable acreage in the Township. A discussion of mined areas followed.

Mr. Sherrieb suggested the Township consider a plan for repurposing retail areas. A discussion regarding retail areas, such as the former Washington Mall, followed.

Mr. Kopko stated the Township should develop a marketing plan to promote the community and work with the school district to attract residents. A discussion followed about working with the school district on future land use planning.

A discussion followed concerning infrastructure and it was noted that primarily the western part of the Township has sewers and the eastern portion does not. A discussion followed regarding the preference to concentrate density and intensity of development in the western portion of the Township.

Ms. Yagle summarized the evening's discussion and what the Committee should continue to consider:

- Impacts of repurposing commercial/industrial areas in the Township;
- Preferred densities near the Rt. 40 and Rt. 519 areas;
- The connections available to older neighborhoods, either from a land use perspective or a civic amenity perspective, to strengthen their relationship to the Township;
- The impact of infrastructure service on the Township's future densities.

She reviewed the following goals identified by the Committee:

- The Township should actively recruit businesses and market ourselves to attract businesses;
- Have a Township Liaison to the school district;
- The "I belong vs. I live" way of thinking; and
- The availability of infrastructure and its impact to land use and development; and
- The impacts of mining on land use and development in the Township.

Mr. Richard Luketich (resident on Booth Rd.) noted there are not many land issues with the mining that has taken place over time in this area.

Ms. Judy Panasik (resident on Green Crescent Dr.) suggested there are updates available to the wetland areas previously shown, as well as population estimates for the Township. She also

commented on strategies that could increase higher end housing if that is what the Township desires.

Ms. Laney Zipko (resident on Berry Rd.) remarked the Township should not develop its Comprehensive Plan around Consol's plans for their property. She also noted the Township should be more proactive and less reactive, as well as understand the current impacts facing retail development.

As no further business came before the Committee, the meeting adjourned at 8:16 p.m.

Respectfully submitted,

Brandon J. Stanick
Township Manager