

**SOUTH STRABANE TOWNSHIP**  
**COMPREHENSIVE PLAN STEERING COMMITTEE**

**May 23, 2017**

**APPROVED MEETING MINUTES**

The May 23, 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) at 6:12 p.m.  
Michael Sherrieb (Township Engineer with KLH)  
James Stewart (Zoning Hearing Board)  
William Ursic (Resident)  
Robert Weber (Supervisor)  
Absent: Thomas Steele (Planning Commission)  
Also Present: Brandon Stanick (Township Manager)  
Carolyn Yagle (Planning Consultant with EPD)

There were three residents in attendance.

Mr. Fisher moved to approve the May 9, 2017 meeting minutes as presented. Mr. Sherrieb seconded the motion. The minutes were passed on a unanimous voice vote with Mr. Kopko and Mr. Reitz abstaining.

Mr. Weber opened the meeting and noted the group will discuss the upcoming workshops, reviewed the question prompts provided by Ms. Yagle, received a summary of the progress to date and consider separate sub-committees to review some of the plan elements in detail.

Ms. Yagle stated quality of life concept has emerged as a main focus of the plan discussions and what it means for the Township and what it means for residents. The final piece of the plan, the implementation plan, is forthcoming for the Committee to review.

Ms. Rossi entered at 6:12 p.m.

A discussion concerning the upcoming open house workshops for May 25<sup>th</sup> and May 30<sup>th</sup> ensued. The group discussed having informational handouts for visitors to take, methods to respond to general concerns from residents, communicating the Township's finances and identifying the costs

of programs and services. The Committee also expressed a desire to collect contact information to update participants on the process.

Ms. Yagle stated visitors will have the opportunity to communicate which programs and services are most important to them.

A discussion regarding the logistics of the open houses followed.

Following its discussion of the open house format, the Committee held a general discussion of commercial and industrial land use as it relates to development. Ms. Yagle noted the plan may address specific parcels or areas preferred for development and identify the type of development.

Mr. Sherrieb suggested the Township consider requiring developers to provide GIS maps for stormwater so that new development can be incorporated into the Township's maps.

Ms. Rossi remarked on the similarities South Strabane shares with not only Cranberry Township, but also Peters Township. Ms. Yagle described an approach being used by Cranberry Township to identify the influences on the current business environment and individual businesses to better evaluate its current land use development policies. She noted a similarity between South Strabane and Cranberry is that both are served by major interstates.

Mr. Keisling stated the gas industry is a topic that divides the community. Mr. Keisling remarked the amount of activity of the gas industry in South Strabane does separate it from Peters Township. He remarked Consol and Range Resources already own large areas of land that they will look to develop in the future. He suggested the Township address future oil and gas development in its comprehensive plan to plan how we will move ahead in the future.

Mr. Keisling noted the Washington Mall property is being advertised for a big box store.

A discussion of impacts from well pads and pipelines followed. In response to remarks from Mr. Kopko regarding the impacts to developable land, Township Engineer Sherrieb noted it depends on the pressure in transmission lines and size of the pipelines. A discussion concerning setbacks and buffers from pipelines and well pads followed.

In response to a discussion concerning maps, the Committee expressed a preference for having a map illustrating the effects of pipeline infrastructure on developable land and transportation.

Mr. Weber opened the floor for public comments.

Mr. Luketich (resident on Booth Rd.) remarked the Township never used the 1994 Comprehensive Plan. He noted there is a lot of time and resources being dedicated to updating the plan and encouraged the group and the Township to use the new plan in developing the Township for the future.

Ms. Zipko (resident and Supervisor on Berry Rd.) suggested identifying the costs associated with future development that was reviewed by Mr. Forman at the last meeting. She emphasized the need to balance development.

Ms. Panasik (resident on Green Crescent Dr.) suggested the Township identify and map its wetland areas. She encouraged the Committee to meet with the South Strabane Fire Department to understand the services and the costs of services the Township receives. Ms. Panasik expressed concern for the Township's burning ordinance.

As no further business came before the Committee, the meeting adjourned at 8:05 p.m.

Respectfully submitted,

Brandon J. Stanick  
Township Manager