

**SOUTH STRABANE TOWNSHIP  
PLANNING COMMISSION**

**REGULAR MEETING**

Township Municipal Building  
550 Washington Rd. | Washington, PA | 15301

Applicants and interested parties may participate via Zoom. The meeting's Zoom credentials can be found at [southstrabane.com](http://southstrabane.com).

**August 5, 2021  
7:00 p.m.**

**AGENDA**

1. PLEDGE OF ALLEGIANCE
2. PUBLIC COMMENT TIME  
The Planning Commission allocates a period of time during this item for those individuals who would like the opportunity to address the Planning Commission on any matter. Each person addressing the Planning Commission is asked to limit their comments to a maximum of three (3) minutes.
3. Approval of the Planning Commission Regular Meeting Minutes – July 1, 2021
4. Consideration of an Application for Preliminary and Final Subdivision from Steve & Diane Cameron for Cameron Plot of Lands Located at 30 Paul Drive in the R-2 Residential Zoning District
5. Continuation of a Public Hearing for a Conditional Use Application from Pankratos, Inc. to Operate a Juvenile Personal Care Home Located at 1961 N. Main St. in the I-1 Industrial Zoning District
6. Public Hearing for the Consideration of a Text Amendment to the Zoning Code establishing a "Liquor Distillery" as a Conditional Use in the C-2 General Commercial Zoning District and 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
7. Consideration of an Application for Preliminary and Final Land Development from Washington Penn Plastic Co., Inc. for a Parking Lot Expansion Located at 2020 North Main Street in the I-1 Industrial Zoning District
8. Consideration of Applications for Preliminary and Final Subdivision and Preliminary and Final Land Development from New Potato Creek Holdings, LLC for a Car Wash Located at 370 Washington Road in the C-2 Commercial Zoning District

9. 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 an Application for Preliminary and Final Land Development for a Car Wash at this location
10. Consideration of an Application for Preliminary and Final Land Development from Washfila Pooh, LLC for the Expansion of the Existing Drive-Through Facility at the Chick-Fil-A Restaurant Located at 375 Washington Road in the C-2 Commercial Zoning District
11. Discussion Concerning the Establishment of Fee In Lieu Provisions for Park and Recreation Requirements
12. Discussion Concerning an Evaluation of Streator Park
13. ADJOURNMENT