

**SOUTH STRABANE TOWNSHIP  
PLANNING COMMISSION REGULAR MEETING**

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

**November 3, 2022 – 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 – October 6, 2022
4. Consideration of Applications for Preliminary and Final Land Development and Preliminary and Final Minor Subdivision for Menard, Inc. to construct a Home Improvement Store on the Property Located along Old Mill Blvd., more specifically known as Parcel Nos. 600-003-00-00-0020-09, 600-003-00-00-0020-11 and 600-003-00-00-0020-00, in the C-2 Zoning District
5. Public Hearing for the Consideration of a Text Amendment Application from Berry Professional Association to Reclassify Berry Road as a Collector Street and to Allow “Medical Clinics” as a Conditional Use in the I-1 Zoning District and Consideration of a Conditional Use Application to Operate a Medical Clinic Located at 50 Berry Road in the I-1 Zoning District
6. Public Hearing for the Consideration of a Text Amendment Application from Champion Christian Center, Inc. to Allow “Churches” as a Conditional Use in the C-3 Zoning District in anticipation of constructing a church at 65 Fischer Road
7. Continued Consideration of an Application for Preliminary and Final Minor Subdivision from Thomas & Yvette Kisling for the Kisling Subdivision Plan No. 1 Located at 1885 E. Beau Street in the A-1 Zoning District
8. Consideration of an Application for Preliminary and Final Minor Subdivision from Leean M. George for the Leean George Plan of Lots Located at 625 Floral Hill Drive in the R-2 Zoning District
9. Consideration of an Application for Preliminary and Final Land Development from X-Tile LLC (d/b/a/ Dillon Renovations) for a Building Addition Located at 1150 Washington Road in the C-2 Zoning District
10. Preapplication Meeting with Snuffy Investments, LP. regarding a proposed Planned Residential Development along Quarry Road, further identified as Parcel No. 600-007-00-00-0036-00
11. Adjournment
  - Next Meeting – December 1, 2022 at 7:00 p.m.