

**SOUTH STRABANE TOWNSHIP
PLANNING COMMISSION REGULAR MEETING**

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

January 5, 2023 – 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Reorganization for 2023
 - A. Election of Chairperson
 - B. Election of Vice Chairperson
 - C. Election of Secretary
 - D. Establishment of 2022 Meeting Dates & Times
3. Public Comment Time

The Planning Commission allocates a period of time during this item for 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.
4. Consideration of Planning Commission Regular Meeting Minutes – December 1, 2022
5. Continued Consideration of an Application for Final Land Development from 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
6. Consideration of an Application from Snuffy Investments, LP to Rezone two parcels comprising 134 acres east of Quarry Road, more specifically known as Parcel ID Nos. 600-007-00-00-0036-00 and 600-007-00-00-0039-00, from the I-2 General Industrial to the R-2 Suburban Residential Zoning District and Consideration of a Master Plan for the Snuffy Planned Residential Development consisting of 294 single-family detached homes and duplexes at the same location
7. Consideration of an Application from Washington County Transit Authority (d/b/a/ Freedom Transit) to create definitions for Transit Facility, CNG, CNG Fueling Station and Electric Vehicle Charging Station and to establish Transit Facility as a Primary Conditional Use and CNG Fueling Station and Electric Vehicle Charging Station as Accessory Conditional Uses in the I-1 Light Industrial Zoning District, in anticipation of constructing a Transit Facility at 375 Berry Road in the I-1 Zoning District
8. Review and Discussion Concerning Proposed Amendments to the Zoning and Subdivision and Land Development Codes
 - i. An amendment to Section 206-13 of the Subdivision and Land Development Code to require names of adjacent property owners on plats for minor subdivisions; and
 - ii. An amendment to Section 245, Article XVIII of the Zoning Code to establish regulations for menu board signage in drive-through facilities
9. Staff Update
10. Adjournment