

SOUTH STRABANE TOWNSHIP  
PLANNING COMMISSION REGULAR MEETING MINUTES

May 5, 2022

**APPROVED MEETING MINUTES**

The Planning Commission of South Strabane Township held its Regular Meeting on Thursday, May 5, 2022 at 7:01 p.m. in the Meeting Room of the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present: Thomas Steele, Chair; Jay Gordon, Vice Chair; Joe Kopko (via Zoom); Paula Phillis; Fred Pozzuto; and Dan Reitz

Not Present: None

Also Present: Jim Sutter, Assistant to the Township Manager; Scott Groom, Engineer; and Dennis Makel, Solicitor

**1. PLEDGE OF ALLEGIANCE**

Chair Steele led the group in the Pledge of Allegiance.

**2. PUBLIC COMMENT**

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.

There were no comments from the Public.

**3. APPROVAL OF THE PLANNING COMMISSION REGULAR MEETING MINUTES APRIL 7, 2022**

Mr. Reitz moved to approve the April 7, 2022 meeting minutes. Mr. Pozzuto seconded the motion. The motion passed on a unanimous voice vote.

Ms. Phillis arrived at 7:02 p.m.

**4. CONSIDERATION OF AN APPLICATION FOR PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL FROM SCOTT MURPHY FOR THE SCOTT MURPHY CONSOLIDATION PLAN LOCATED AT 607-639 EAST NATIONAL PIKE, FURTHER IDENTIFIED AS PARCEL NOS. 600-012-00-00-0001-00 AND 600-013-02-02-0022-00, IN THE A-1 ZONING DISTRICT**

Chair Steele introduced the item.

Mr. Gordon arrived at 7:03 p.m.

On March 17, 2022 the Township received an application for Preliminary and Final Minor Subdivision approval from Scott Murphy (“Applicant”) for the Scott Murphy Consolidation Plan (“Subdivision”) located at 607-639 East National Pike, further identified as Parcel Nos. 600-012-00-00-0001-00 and 600-013-02-02-0022-00 (“Property”) in the A-1 Zoning District. The application was on the agenda to be considered at the April 7, 2022 meeting. Due to a miscommunication, the Applicant nor a representative were in attendance to address questions from the Planning Commission. As such, consideration was tabled to allow for the Applicant to be present to address questions from the Planning Commission and the comments from the Township Engineer.

The Property sits on the northern side of East National Pike and is currently two separate parcels approximately 10.68 acres in total area. 607 East National Pike, further identified as Parcel No. 600-013-02-02-0022-00 (“Parcel A”), is the westerly parcel and is approximately 1.75 acres in size. 639 East National Pike, further identified as Parcel No. 600-012-00-00-0001-00 (“Parcel B”), is the easterly parcel and is approximately 8.93 acres in size. Both parcels are owned by the Applicant. Parcel A is currently improved with a one-story house. Parcel B is used as off-street parking for equipment by the Applicant’s landscape contractor business.

The Applicant wishes to construct a Private Storage Building for the equipment utilized by his landscape contracting business. Private Storage Building is an Accessory Use in the A-1 Zoning District. Pursuant to Section 245-13F of the Zoning Code an accessory structure cannot be built until a principal structure it serves exists on the lot. The Applicant is therefore consolidating Parcel A and Parcel B into one lot, to allow for the construction of a Private Storage Building on the combined parcels.

Township Engineer Scott Groom provided the following engineer review letter:

**Township of South Strabane  
Application for Subdivision Approval  
Preliminary and Final Approval Review  
Minor Subdivision Application - Scott Murphy Consolidation Plan**

An application for Subdivision Approval has been received from Scott Murphy for the Scott Murphy Consolidation Plan.

The purpose of the plan is to consolidate Washington County Tax Parcels 600-012-00-0-0001-00 and 600-013-02-02-0022-00 into one parcel.

KLH Engineers, Inc has completed a review of the following drawings and documents received by this office for compliance with Township Ordinances:

- Township of South Strabane Application Subdivision Approval dated March 17, 2022.
- Scott Murphy Consolidation Plan prepared by Mounts Engineering dated February 13, 2022, revised May 1, 2022.

**CHAPTER 206 SUBDIVISION AND LAND DEVELOPMENT**

## **ARTICLE IV - MINOR SUBDIVISIONS**

### **206-13 APPLICATION PROCEDURE-Completeness Review**

All applications for preliminary approval of a major Subdivision shall include the following:

- §206-13.A.(5) A location map showing the plan name and location, major existing thoroughfares related to the site, including the distance therefrom, title, scale and North point needs to be added to the plan.  
*Comment has been addressed.*
- §206-13.A.(11)(j) An indication on the plat identifying the company or authority that will provide water, sewer, gas, electric and other utility services, showing the existing or proposed location of the utilities. The plan indicates on lot water but a hydrant on the south side of Route 40 suggests there is public water available.  
*Comment has been addressed.*
- §206-13.A.(11)(k) A notation on the plat that additional access to a state highway shall only be authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation under Section 420 of the State Highway Law (P.L. 1242, No. 428 of June 1, 1945) needs to be added to the plan.  
*Comment has been addressed.*
- §206-13.A.(11)(l) Spaces for the signature of the Chairman and Secretary of the Planning Commission; the Chairman and Secretary of the Board of Supervisors; and dates of approval need to conform to Appendix IV.[2]. The Second Class Township Approval, Local Planning Commission Approval and Local Authority Stipulation need to be replaced with the applicable clauses in Appendix IV.[2].  
*Comment has been addressed.*
- §206-13.A.(11)(m) The final plat shall contain applicable clauses contained in Appendix IV of this chapter. The Owners Acceptance of Responsibility for Providing Stormwater Drainage Facilities and Control of Stormwater Drainage needs to be shown on the plan.  
*Comment has been addressed.*
- §206-13.A.(11)(n) If the subdivision represents the resubdivision, replatting or consolidation of lots of record in a previously recorded plat, reference shall be made in the title to the recorded plat which is being revised. Parcel 600-013-02-02-0022-00 is "part of Lots 13 and 15 in the Enoch Plan of Lots" recorded in Plan Book 6, Page 45 as referenced in Instrument 202014417.  
*Comment has been addressed.*

## **CHAPTER 245 ZONING**

### **ARTICLE IV - A-1 AGRICULTURAL DISTRICT**

#### **245-16 AREA AND BULK REGULATIONS**

The plan conforms to § 245-16 Area and bulk regulations.

## GENERAL COMMENTS

The owner, deed reference and county parcel number for the property south of the existing dwelling needs to be shown on the plan.

The Township may have additional comments.

The Application for Subdivision Approval contains deficiencies that need to be addressed by the applicant. The application was reviewed solely for conformance to Township Ordinance standards. Revised plans and a review response letter stating how these comments were addressed, shall be submitted to address the above comments. We are recommending both preliminary and final approval of the application for subdivision for the Scott Murphy Consolidation Plan contingent upon the deficiencies being addressed.

Very truly yours,

KLH ENGINEERS, INC.



Scott D. Groom, PLS

Mr. Groom stated he has reviewed the updated plan and all comments have been addressed except for an adjacent property owner not being specified. Mr. Pozzuto expressed concern over why the Applicant's consulting engineer did not have that property owner identified. He noted access to the Property goes through the adjacent property. The Applicant stated they own this property as well. A discussion ensued regarding the location of the boundary with Amwell Township along the Property. Mr. Pozzuto expressed a desire for the boundary to be made clear on the plan in order to verify both parcels are entirely within South Strabane Township.

Mr. Pozzuto moved to recommend the Board of Supervisors approve the application for Preliminary and Final Minor Subdivision Approval from Scott Murphy for the Scott Murphy Consolidation Plan located at 607-639 East National Pike in the A-1 Zoning District contingent on the outstanding engineer comment regarding the adjacent property owner be addressed and the plan be updated to clarify the location of the boundary with Amwell Township. Mr. Gordon seconded the motion.

Mr. Kopko asked for clarification of the Applicant's consulting engineer will provide verification the entire Property is located in South Strabane Township. Chair Steele confirmed this to be the case. Mr. Kopko noted the Township line is unusual.

The motion passed on a unanimous voice vote.

**5. STAFF UPDATE**

Assistant to the Township Manager Jim Sutter stated the Planning Commission had received his Staff Report, which contained updates on the following:

- Tabled application for the Kisling Subdivision;
- Tabled application for the Pankratos Conditional Use;
- Anticipated preapplication meeting for the Snuffy Planned Residential Development;
- Anticipated Land Development application from Menard, Inc.;
- Previously considered Text Amendment application from Amerco Real Estate Co.; and
- Previously considered Conditional Use application for DeNovo Clinic.

Mr. Sutter asked if there were any questions regarding these items from members of the Planning Commission. Mr. Pozzuto asked for clarification on the status of the Pankratos Conditional Use application. Mr. Sutter stated they were granted a six-month extension, which will expire in September.

Chair Steele noted he had received the letter from Mr. Thomas A. Lonich regarding the Kisling Subdivision included in the Report. He asked for clarification on if this item is pending. Mr. Sutter stated the Planning Commission had considered their application in January but tabled it in order for them to complete a perc test. To date this has not been completed. Chair Steele asked if Township Staff will maintain communication with Mr. Lonich and if there was any issue allowing him to be party to the application. Mr. Sutter stated he has been in touch with Mr. Lonich since receiving the letter and it is sensible to allow him to be party as he is representing a neighboring property owner.

**6. ADJOURNMENT**

There being no further business to come before the Commission, Mr. Gordon moved to adjourn the meeting at 7:13 p.m. Ms. Phillis seconded the motion. The motion passed on a unanimous voice vote.

Respectfully,

Jim Sutter  
Assistant to the Township Manager