

SOUTH STRABANE TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES

December 1, 2022

APPROVED MEETING MINUTES

The Planning Commission of South Strabane Township held its Regular Meeting on Thursday, December 1, 2022 at 7:00 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, Township Engineer; and Dennis Makel, Solicitor

1. PLEDGE OF ALLEGIANCE

Chair Steele led the group in the Pledge of Allegiance.

Chair Steele noted a proposed Text Amendment from Champion Christian Center to allow churches in the C-3 Zoning District was advertised in the Observer-Reporter as occurring at this meeting. He stated this item will not be considered as the Applicant has withdrawn their application. The withdrawal occurred after the notice was published.

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.

Judy Panasik, resident on Green Crescent Drive, noted a proposed Text Amendment to allow churches in the C-3 Zoning District has twice been advertised and is not on the agenda tonight. She expressed her opinion the Township is misleading the Public. She expressed a concern for changing the Code to fit establishments that want to come in to the Township. She stated the Township should talk to Trinity Area School District prior to doing anything with property that may affect its tax status. She stated the representatives for the Snuffy Planned Residential Development claimed they were not asking for grant money, but noted there was an item requesting grant money for the Quarry Road Pump Station on the agenda at the most recent Board of Supervisors meeting. She stated the Meadows Landing Planned Residential Development has deficiencies according to the Department of Environmental Protection and noted Township Manager Brandon Stanick was incorrect when he had previously told her they had received their necessary approvals.

Jeff Bull stated he is in agreement with Ms. Panasik's comments. He inquired on why a church would be allowed in an area that is supposed to generate income. Mr. Bull asked if Trinity Area School District has been consulted regarding the impact the proposed Snuffy Planned Residential

Development may have on them. He expressed a preference for the Township to seek grants that will benefit existing residents. Mr. Bull expressed his disappointment the Board of Supervisors did not take the advice of the Planning Commission regarding the Meadows Landing Planned Residential Development. He expressed his hope the Planning Commission will think in the best interests of Township residents.

Janie Deemer, resident on Zediker Station Road, stated her comments pertain to Agenda Item 6.

3. APPROVAL OF THE PLANNING COMMISSION REGULAR MEETING MINUTES NOVEMBER 3, 2022

Mr. Gordon moved to approve the November 3, 2022 meeting minutes. Mr. Pozzuto seconded the motion. The motion passed on a 5-0-1 voice vote with Mr. Kopko abstaining.

4. CONSIDERATION OF APPLICATIONS FOR FINAL LAND DEVELOPMENT AND FINAL MAJOR SUBDIVISION APPROVAL 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

Township Engineer Scott Groom reviewed the following review letter pertaining to the Subdivision Application:

**Township of South Strabane
Application for Subdivision Approval
Major Subdivision Application – The Old Mill Plan of Lots Revision No. 4**

An application for Subdivision Approval has been received from Menard, Inc. for The Old Mill Plan of Lots Revision No. 4, revised November, 2022.

The purpose of the plan as stated on the plan is a revision of Lot 4-R-Revised in The Old Mill Plan of Lots Revision No. 3 as recorded in the Washington County Recorder of Deeds in Instrument No. 202119072 and Lot 5, Lot 6 and Parcel A in the Old Mill Plan of Lots Revision 1 as recorded in the Washington County Recorder of Deeds in Instrument No. 201603562.

The application was reviewed for compliance under the South Strabane Township Subdivision and Land Development Ordinance Chapter 206 and the Zoning Ordinance Chapter 245.

The property is located in the C-2 General Commercial Zoning District.

This is a Major Subdivision being reviewed for preliminary and final approval.

CHAPTER 206 SUBDIVISION AND LAND DEVELOPMENT

ARTICLE V – MAJOR SUBDIVISIONS

206-20 PRELIMINARY APPLICATION REQUIREMENTS-Completeness Review

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

- §206-20.E.(8) Sheet 1 of 3 is dated April 17, 2019. Sheets 2 and 3 are dated July 7, 2021.
All sheets are dated July 7, 2021. Revisions are not noted or dated.
- §206-20.E.(9) And all existing sewers, water mains, culverts, petroleum or gas lines and fire hydrants on or within 100 feet of the site need to be shown on the drawings.
Existing utilities are shown on the Menards Land Development Drawings.
- §206-20.E.(13) Areas subject to periodic flooding, as identified on the current Official Map for the Township issued by the Federal Insurance Administration need to be shown on the drawings. Sheet 2 of 3 has a reference to Zone “A” See Note 10. There is no Note 10 on the plans.
- §206-20.E.(14) A wetlands determination report for all sites which have hydric soils or soils with hydric inclusion and, if applicable, a wetlands delineation report for all jurisdictional wetlands on the site and the design techniques proposed to accommodate them needs to be provided.
A wetlands delineation report has been provided.
- §206-20.E.(19) The Owners Acceptance of Responsibility for Providing Stormwater Drainage Facilities and Control of Stormwater Drainage certification clause needs to be added to the plans.
- §206-20.E.(22) Front building lines need to be shown on the plans.
Building lines have been added to the plans.
- §206-20.E.(24) Tabulation of site data, including total acreage of land to be subdivided needs to reflect the parcels recorded in The Old Mill Plan of Lots Revision No. 3.
Tabulation of site data including total acreage of land to be subdivided has been revised to reflect the parcels recorded in The Old Mill Plan of Lots Revision No. 3.
- §206-20.E.(31) Plan monumentations, as required by §206-53 of this chapter. All points and corners should be monumented with standard iron pins or steel pins.
Plan monumentations have been added to the plans.

206-25 FINAL APPLICATION REQUIREMENTS-Completeness Review

- §206-25.E.(6) Property lines being extinguished by this subdivision need to be noted on the plan.
Property lines being extinguished by this subdivision have been noted on the plan.
- §206-25.E.(9) Final building lines need to be shown on the plans.
Building lines have been added to the plans.
- §206-25.E.(16) Location, type and size of all monuments and lot markers in accordance with the standards and requirements of § 206-53 of this chapter and the Washington County Planning Commission and an indication of whether they were found or set needs to be shown on the plans.
Plan monumentations have been added to the plans.
- §206-25.E.(19) The Certificate of Title needs to be revised to reflect the correct plan revision and recorded instruments.
The Certificate of Title still does not reflect The Old Mill Plan of Lots Revision No. 3 recorded in Instrument 202119072.

GENERAL COMMENTS

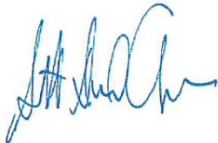
On behalf of South Strabane Township, KLH Engineers and the Township reserve the right to amend this review and/or add additional comments when new or revised information is submitted for consideration.

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 need to be submitted to address the above comments. We are recommending both preliminary and final approval of the application for subdivision for The Old Mill Plan of Lots Revision No. 4 contingent upon the deficiencies being addressed.

Very truly yours,

KLH ENGINEERS, INC.



Scott D. Groom, PLS

Mr. Groom described the remaining deficiencies as minor typographical and administrative errors and recommended approval. Mr. Pozzuto asked if the Applicant was aware of the name and location of the wetlands mitigation bank they will be paying into. Nick Brenner, Real Estate

Representative for the Applicant, stated he did not have this information on hand and he could not recall it at this time.

Ms. Phillis moved to recommend the Board of Supervisors approve the application for Final Major Subdivision for Menard, Inc. for the Old Mill Plan of Lots Revision No. 4 subject to the outstanding Engineering comments being addressed. Mr. Gordon seconded the motion. The motion passed on a unanimous voice vote.

Mr. Groom reviewed the following review letter pertaining to the Land Development application:

**Township of South Strabane
Application for Land Development Approval
Preliminary Approval Review
Menards**

An application for Land Development Approval has been received from Menard, Inc. for the Menards Washington, PA Store.

The property is located in the C-2 General Commercial Zoning District.

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 for Land Development Approval dated October 17, 2022.
- Menards Washington, PA Store Site Development Plans prepared by Civil & Environmental Consultants dated February 2022, revised November 16, 2022.
- Wetlands Delineation and Watercourse Identification Report prepared by Ecotune Environmental Consultants dated June 2021.
- Geotechnical Report with Preliminary Foundation Recommendations prepared by Civil & Environmental Consultants, Inc. dated September 2022.
- Traffic Evaluation of the Intersection of Berry Road and Old Mill Boulevard prepared by The Gateway Engineers, Inc. dated February 19, 2016.
- Post Construction Stormwater Management Report prepared by Civil & Environmental Consultants, Inc. dated February 2022, revised July 2022.
- Response to Review Letter from Civil & Environmental Consultants, Inc. dated February 2022. CEC responses are in ***bold italic*** below.

CHAPTER 109 EXCAVATIONS, FILLING AND GRADING

109-5 APPLICATION PROCEDURE

Plans shall include the following information:

- §109-5.B(8) A description of the type and classification of the soil from the Soil Survey, other standard surveys, or from other methods.
Soil descriptions have been added to the plan sheets with Reference Note 2 referring to the USDA Soil Survey. The soils report is included as an appendix to the Geotechnical Report.

109-6 RESPONSIBILITY OF THE ADMINISTRATOR

- §109-6.F(1) A slope greater than 3H:1V is considered to be a steep slope and will require a slope stability analysis as defined herein.
The slope stability analysis is included in the Geotechnical Report (provided separately by Menard, Inc.) and the recommendations of the report for the construction of the slope have been incorporated into the grading plan.

CHAPTER 206 SUBDIVISION AND LAND DEVELOPMENT

ARTICLE VI – LAND DEVELOPMENT PROCEDURES

206-36 PRELIMINARY AND FINAL APPLICATION REQUIREMENTS- Completeness Review

All application for preliminary and final approval of a land development shall include the following information:

- §206-36.C A copy of the applicant's cover letter transmitting the application to the Washington County Planning Commission for review is required.
- §206-36.E Written evidence of compliance with all other Township, county, state or federal permits required for the plan, if any.
A list of the permit applications submitted has been added to Sheet C000.
- §206-36.F Evidence that the lot or lots on which the land development is proposed are lots of record. The Ole Mill Plan of Lots Revision No. 4 is pending.
- §206-36.I(3) The name, address, certification and seal of the registered engineer, architect or landscape architect who prepared the plan.
Sealed plans are attached.
- §206-36.I(8) Dates of preparation and dates of all revisions to the plan.
The submittal and revision record in the title block of the plans has been updated.

- §206-36.I(10) Existing areas subject to periodic flooding as identified on the current Official Map for the Township issued by the Federal Insurance Administration and other significant natural features.
The project is not within the 100-year floodway indicated on FIRM Map 42125C0328E, and Reference Note 3 has been added accordingly to the plans.
- §206-36.I(12) Final grading plan that demonstrates compliance with Chapter 109, Excavations, Filling and Grading, of the Code of the Township of South Strabane.
The grading plan has been revised in the attached plans.
- §206-36.I(13) Existing easements, locations, widths and purposes.
Existing easements have been labeled in the attached plans.
- §206-36.I(14) Existing streets and other rights-of-way on or adjoining the site, including dedicated widths, cartway widths, gradients, types and widths of pavements, curbs, sidewalks and other pertinent data.
Existing private drive has been labeled in the attached plan.
- §206-36.I(17) First floor elevations, floor plans and building elevation plans.
Finished Floor Elevations are listed on Sheet C300 of the attached plans, and floor plans and building elevations have been provided.
- §206-36.I(19) The design and layout of parking areas and a computation of the number of parking spaces to be provided. Drawing No. C200 indicates the number of parking spaces is less than required.
Drawing C200 has been revised to list the correct parking requirement for Home Improvement Stores.
- §206-36.I(20) Patterns of pedestrian and vehicular circulation on the site, ingress, egress and circulation into and out of the site, including pavement markings and/or directional signs.
Sheet C201 has been added to show traffic circulation patterns. Locations of stop signs and pavement markings are included on Sheets C200 and C201.
- §206-36.I(22) Location and specifications for lighting of parking areas and walkways.
Plans have been provided.
- §206-36.I(23) The location and types of proposed landscaping materials.
Plans have been provided.

§206-36.I(24) The methods, placement and screening of solid waste disposal and storage facilities.
Plans have been provided. The waste facility is near the loading dock, screened by fence.

§206-36.I(26) Spaces for the signatures of the Chairman and Secretary of the Planning Commission, the Chairman and Secretary of the Board of Supervisors and the dates of approval. (See Appendix IV.[1]) need to be added to the title sheet.

Township Planning Commission Approval:

This Land Development Plan was approved by the Planning Commission of South Strabane Township, Washington County, Pennsylvania on this ___ day of ____, 2022

Secretary

Chairman

Township Board of Supervisors Approval:

This Land Development Plan was approved by the Board of Supervisors of South Strabane Township, Washington County, Pennsylvania on this ___ day of ____, 2022

Secretary

Chairman

The signature blocks have been added to the title sheet of the revised plans.

§206-36.J For any land development that proposes 75 or more additional trips during the adjacent roadway's peak hours, a traffic impact study that complies with the requirements of § 206-20.
The traffic study has been provided.

§206-36.M A landscaping plan showing compliance with all applicable buffer area and landscaping requirements of Chapter 245, Zoning, of the Code of the Township of South Strabane.
Plans have been provided.

§206-36.N A site lighting plan showing compliance with § 206-73 of this chapter.
Plans have been provided.

§206-36.O Final grading plan which demonstrates compliance with the Chapter 109, Excavations, Filling and Grading, of the Code of the Township of South Strabane.
The grading plan has been revised in the attached plans.

§206-36.P Where evidence exists of undermining, strip mining, landslide-prone soils or other geologic hazards on the stie, a geologic report by a qualified soils engineer regarding soil and subsurface conditions and the probable measures needed to be considered in the design of the

development, the location of structures and the design of foundations, if any.

The Geotechnical Report has been provided and the recommendations of the report have been incorporated into the plans.

- §206-36.Q A copy of a report from the United States Natural Resources Conservation Service concerning soil conditions and water resources and a wetlands delineation report, if applicable.
A Wetland Report has been provided.
- §206-36.R Final stormwater management calculations and construction drawings showing compliance with the Township Stormwater Management Ordinance, as now or hereafter enacted or amended.
See the attached plans and Post Construction Stormwater Management Report.
- §206-36.S A soil erosion and sedimentation control plan, prepared by a person trained and experienced in control methods and techniques, which conforms to the requirements of the Pennsylvania Clean Streams Law[2] and Chapter 102 of the Rules and Regulations of the Pennsylvania Department of Environmental Protection (PA DEP) governing erosion control and evidence of review and approval by the Washington County Conservation District, if required by law.
The Erosion and Sediment Control Plan included in the attached plan set has been submitted to the Washington County Conservation district and is currently under technical review.
- §206-36.U Performance bond, if required by § 206-42 of this chapter.
Not Applicable, per Menard, Inc.
- §206-36.V Development agreement, if required by § 206-43 of this chapter.
Not Applicable, per Menard, Inc.
- §206-36.X Evidence of cross-easements and maintenance agreements for shared parking or shared driveways, if applicable.
A Declaration of Easements, Covenants and Restrictions has been provided.
- §206-42 Where a land development plan proposes the installation of public improvements, posting the performance bond required by § 206-28 shall be a condition of final approval.
Not Applicable, per Menard, Inc.
- §206-43 Final approval of all land developments shall be subject to the execution of the development agreement required by § 206-29 where public improvements are proposed in a land development plan or where, at the discretion of the Board of Supervisors, a development

agreement is warranted to guarantee that the conditions attached to final approval are carried out.

CHAPTER 245 ZONING

ARTICLE X – C-2 GENERAL COMMERCIAL DISTRICT

245-63 AUTHORIZED USES

§245-63.A(1)(vv) Retail businesses not otherwise listed herein are a permitted use in the C-2 General Commercial Zoning District

ARTICLE XVI – SUPPLEMENTAL REGULATIONS

245-171 BUFFER AREAS AND LANDSCAPING

§245-171.B(2) Development proposed in C-2 District adjoining undeveloped Residential property require Buffer Area A.
Development proposed in C-2 District adjoining C-1 or C-2 District require Buffer Area C.

GENERAL COMMENTS

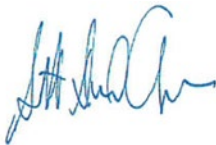
On behalf of South Strabane Township, KLH Engineers and the Township reserve the right to amend this review and/or add additional comments when new or revised information is submitted for consideration.

The Township may have additional comments.

The application submitted for Land Development Plan 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 need to be submitted to address the above comments. We are recommending both preliminary and final approval of the application for Land Development for Menards Washington Store Site Development Plan contingent upon the deficiencies being addressed.

Very truly yours,

KLH ENGINEERS, INC.



Scott D. Groom, PLS

Mr. Groom noted the Applicant has addressed most items from the original review letter. He stated the rear of the Property requires Buffer Area A as it is adjacent to a residential zoning district. Mr. Brenner noted Section 245-171A(5) of the Zoning Code allows for the buffer area requirements to be waived in the event existing vegetation and/or topography provides screening that is adequate to meet the intent of the required buffer area. He stated they are officially requesting this waiver and they will provide trees as required by the Zoning Hearing Board. A discussion ensued on the distance of the Development to the adjoining property line.

Upon a question from Mr. Gordon, Mr. Brenner stated all lighting will be downcast. A discussion ensued regarding the submitted Photometric Plan. Mr. Gordon asked if there will be announcements and communications made over a speaker system outside. Mr. Brenner stated this is not proposed as all communication is done via a walkie-talkie.

Ms. Phillis noted the submitted Traffic Study is dated February 2016 and does not use the proposed Development for its calculations. She questioned if the study is still relevant. Solicitor Dennis Makel stated he shares this concern. He recommended the Traffic Study be updated. Ms. Phillis noted an apartment complex, the use for which the submitted study was done, is different from a Menard's home improvement store. Mr. Gordon expressed a concern regarding Berry Road and requested a safety study be performed. A discussion regarding Berry Road ensued.

Mr. Pozzuto inquired on the wetlands being impacted and noted the Geotechnical Report makes no reference to the wetlands identified in the Wetlands Delineation Report. He stated there should be certification the Applicant paid into a wetland's mitigation bank. Mr. Brenner stated they need to pay into it in order to receive their Department of Environmental Protection Permit. He stated when the Township's receipt of this permit will be the confirmation the Applicant paid.

Chair Steele stated the submitted traffic study does not comply with the requirements of the Code. He expressed an opinion he expects an updated study to not reach different conclusions, but a compliant study is needed. Ms. Phillis expressed a concern the updated study would not address Berry Road. Chair Steele stated a study covering the entirety of Berry Road is beyond the scope of the application.

Laynee Zipko, resident on Berry Road, stated a previous traffic study never looked at the segment of Berry Road from Old Mill to Manifold Road. She noted the development had a giant impact on traffic and it was subsequently tripled when the entrance/exit to Interstate 79 at Manifold Road was constructed. Ms. Zipko stated only three families would be impacted if this segment was closed and described the dangers associated with this section of the road. Ms. Zipko expressed a desire to restrict right turns out of Old Mill onto Berry Road. A discussion ensued regarding methods to improve Berry Road.

Chair Steele stated all members of the Planning Commission feel the submitted Traffic Study is noncompliant with the requirements of the Code and asked the Applicant if they'd be willing to grant an extension to allow for an updated study to be completed. Mr. Brenner noted it does not matter one way or another to Menard's whether Berry Road is closed or not, but he cannot speak for the other stores in the Old Mill Commercial Development. Mr. Brenner agreed to the extension and provided a written agreement at this time.

5. 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

On November 7, 2022, the Township received an Application from X-Tile LLC (d/b/a/ Dillon Renovations) (“Applicant”) for Preliminary and Final Land Development Approval for a building expansion at the facility located at 1150 Washington Road (“Property”) in the C-2 Zoning District. Doug Porado, Managing Member for Dillon Renovations, appeared as representative for the Applicant. He stated they are expanding the current structure in order to construct a stairwell and expanding the parking lot to add 14 stalls.

Mr. Groom noted the Development does not require a stormwater plan, however safe conveyance is needed and recommended a level spreader to take care of water running on the Property. Upon a question from Mr. Gordon, Mr. Groom and Mr. Porado both provided information on level spreaders. Mr. Groom reviewed the following review letter:

**Township of South Strabane
Application for Land Development Approval
Preliminary and Final Approval Review
Ameriprise Financial Renovations and Exit Stair Addition**

An application for Land Development Approval has been received from X-Tile LLC DBA Dillion Renovations for the Ameriprise Financial Renovations and Exit Stair Addition.

The property is located in the C-2 General Commercial Zoning District.

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 for Land Development Approval dated October 20, 2022.
- Ameriprise Financial Interior Renovations and Exit Stair Addition prepared by Rios Williams Architects dated October 20, 2022.

CHAPTER 198 STORMWATER MANAGEMENT

198-3 APPLICABILITY

§198-3.B(1) For small developments which result in the addition of a total aggregate of less than 5,000 square feet of impervious area, no stormwater management is required. However, such developments must still provide safe conveyance of the stormwater to a storm sewer or a natural or man-made waterway.

CHAPTER 206 SUBDIVISION AND LAND DEVELOPMENT

ARTICLE VI – LAND DEVELOPMENT PROCEDURES

206-36 PRELIMINARY AND FINAL APPLICATION REQUIREMENTS- Completeness Review

All applications for preliminary and final approval of a land development shall include the following information:

- §206-36.C A copy of the applicant's cover letter transmitting the application to the Washington County Planning Commission for review.
- §206-36.I(1) A boundary survey by a registered professional land surveyor of the lot or lots of record on which the land development is proposed. A Plan of Topography is included in the application. A survey of the entire property is required.
- §206-36.I(16) The front yard setback line needs to be dimensioned from the Rt. 19 Washington Road right of way line.
- §206-36.I(20) Patterns of pedestrian and vehicular circulation on the site, ingress, egress and circulation into and out of the site, including pavement markings and/or directional signs.
- §206-36.I(22) Location and specifications for lighting of parking areas and walkways.
- §206-36.I(23) The location and types of proposed landscaping materials.
- §206-36.I(24) The methods, placement and screening of solid waste disposal and storage facilities.
- §206-36.I(26) Spaces for the signatures of the Chairman and Secretary of the Planning Commission, the Chairman and Secretary of the Board of Supervisors and the dates of approval. (See Appendix IV.[1]) need to be added to the title sheet.

Township Planning Commission Approval:

This Land Development Plan was approved by the Planning Commission of South Strabane Township, Washington County, Pennsylvania on this ___ day of ____, 2022

Secretary

Chairman

Township Board of Supervisors Approval:

This Land Development Plan was approved by the Board of Supervisors of South Strabane Township, Washington County, Pennsylvania on this ___ day of ____, 2022

	<u>Secretary</u>	<u>Chairman</u>
§206-36.J	For any land development that proposes 75 or more additional trips during the adjacent roadway's peak hours, a traffic impact study that complies with the requirements of § 206-20.	
§206-36.M	A landscaping plan showing compliance with all applicable buffer area and landscaping requirements of Chapter 245, Zoning, of the Code of the Township of South Strabane.	
§206-36.N	A site lighting plan showing compliance with § 206-73 of this chapter.	
§206-36.R	Final stormwater management calculations and construction drawings showing compliance with the Township Stormwater Management Ordinance, as now or hereafter enacted or amended.	
§206-36.S	A soil erosion and sedimentation control plan, prepared by a person trained and experienced in control methods and techniques, which conforms to the requirements of the Pennsylvania Clean Streams Law[2] and Chapter 102 of the Rules and Regulations of the Pennsylvania Department of Environmental Protection (PA DEP) governing erosion control and evidence of review and approval by the Washington County Conservation District, if required by law.	

CHAPTER 245 ZONING

ARTICLE X – C-2 GENERAL COMMERCIAL DISTRICT

245-63 AUTHORIZED USES

- §245-63.A(1) Business or professional offices are a permitted use in the C-2 General Commercial Zoning District.

ARTICLE XVI – SUPPLEMENTAL REGULATIONS

245-171 BUFFER AREAS AND LANDSCAPING

- §245-171.B(2) Development proposed adjoining any C-1 or C-2 District require Buffer Area C.

GENERAL COMMENTS

On behalf of South Strabane Township, KLH Engineers and the Township reserve the right to amend this review and/or add additional comments when new or revised information is submitted for consideration.

The Township may have additional comments.

The application submitted for Land Development Plan 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 need to be submitted to address the above comments. We are recommending both preliminary and final approval of the application for Land Development for the Ameriprise Financial Interior Renovations and Exit Stair Addition contingent upon the deficiencies being addressed.

Mr. Groom noted the Development is well below the requirement for a Traffic Study. Mr. Groom stated the Applicant responded to the Buffer Area comment by stating the existing topography provides adequate screening. He added he drove by the Property and noted there was nowhere to plant additional vegetation. A discussion ensued regarding erosion and sedimentation control measures.

Upon a question from Mr. Kopko, Mr. Groom confirmed the amount of paving involved with the parking expansion is not a significant impact. Mr. Groom noted the purpose of the level spreader is to mitigate potential impacts on adjacent properties.

Mr. Gordon moved to recommend the Board of Supervisors approve the 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 subject to outstanding engineering comments being addressed. Mr. Reitz seconded the motion. The motion passed on a unanimous voice vote.

6. REVIEW AND DISCUSSION CONCERNING PROPOSED AMENDMENTS TO THE ZONING AND SUBDIVISION AND LAND DEVELOPMENT CODES

Mr. Sutter reported Staff and the Planning Commission continue to work towards rectifying issues with the Municipal Code that may be in conflict, deficient, confusing or simply not regulated. He stated earlier in the year, Staff had observed the definition of “Impervious Surface” provided in the Zoning Code was different than that provided in the Stormwater Code.

Following a review and discussion of the matter at its July 7, 2022 meeting, the Planning Commission directed Staff and the Township Engineer to move forward with developing a consensus definition modeled closely with the current Stormwater Code. Mr. Sutter stated the Planning Commission has been provided with the current Zoning Code definition, the current Stormwater Code definition and a sample definition provided by Washington County. He noted the current Stormwater definition is similar to the sample definition provided by the County.

Mr. Kopko and Mr. Pozzuto expressed a preference for the new consensus definition to be modeled after the Zoning Code rather than the Stormwater Code. Following discussion, it was the consensus of the group for Staff to move forward with developing a consensus definition modeled closely with the current Zoning Code definition instead of the current Stormwater Code definition.

Chair Steele asked if any members of the Public in attendance had thoughts on this matter. Ms. Panasik expressed concern regarding the specific proposed amendments not being listed on the Agenda. She stated she had mentioned the potential change in impervious surface definition to State Representative Tim O'Neal and he had told her the Township is doing this to institute a tax and it will hurt farmers. Mr. Pozzuto expressed skepticism with how this will lead to a new tax. He noted Representative O'Neal is a politician and several members of the Planning Commission are engineers who are likely to be more knowledgeable regarding these matters. Mr. Bull stated Pittsburgh Water and Sewer Authority is charging properties in the City of Pittsburgh for impervious surface and stated the Township is attempting to "pick the pockets" of property owners. Mr. Pozzuto stated the purpose of those fees is due to stormwater runoff entering combined sewer systems, which are now illegal and are not present in South Strabane Township.

Mr. Sutter introduced the topic of establishing drive-through restaurants as a Conditional Use, noting at its August 4, 2022 meeting, the Planning Commission expressed a desire to review this in more detail. Mr. Pozzuto noted he does not see any reason to restrict drive-through facilities to fast-food restaurants. Mr. Gordon expressed a reluctance to limit the number of lanes noting if an establishment has space they should be permitted to construct as many lanes as they desire. Mr. Gordon also expressed an aversion towards the Planning Commission to get involved in reviewing the design of drive-through facilities. It was the consensus of the Planning Commission for Staff to move forward with drafting an ordinance establishing drive-through restaurants as a Conditional Use with no standards and criteria in excess of what is already present in the Code.

Chair Steele asked if any member of the Public in attendance had thoughts on this matter. Ms. Panasik expressed her opinion this is coming before the Planning Commission after previously proposed Fox's Pizza carry-out restaurant was before the Zoning Hearing Board with a proposed drive-through. She expressed her view this proposal has more to do with bypassing the Zoning Hearing Board and removing checks and balances. Chair Steele stated the reverse of her statement was the reasoning for this proposal. He elaborated by stating establishing drive-through restaurants as Conditional Uses compels these entities to undergo review by the Planning Commission and Board of Supervisors.

Mr. Sutter introduced the topic of fence permits, noting sample language to regulate fence permits has been developed by Staff and presented for review. Ms. Phillis requested clarification on how this matter was brought to the attention of Staff. Mr. Sutter stated the lack of language regulating fence permits was a deficiency brought to the attention by the Building Official. Ms. Phillis noted the sample language does not address replacements or maintenance and expressed concern residents will be required to pay for permits for these matters. Mr. Sutter noted he will work with the Building Official to rectify this concern and bring updated language to the Planning Commission at a future meeting.

Chair Steele noted the lateness of the hour and stated they will review the other items at a future meeting.

He invited Ms. Deemer to address the Planning Commission. Ms. Deemer stated she has great interest in the proposed housing development to the east of Quarry Road. She stated future developments should be required to have multiple entrance/exits and extra large cul-de-sacs. She expressed a strong preference lots be at least one-half acre in size and green space percentages

should be based on developable property, not overall. Ms. Phillis noted this concern regarding green space has been addressed. A discussion regarding green space ensued.

Mr. Pozzuto noted developers are following their market research in the decisions they are making when constructing these developments. Ms. Panasik stated this proposed PRD will change the character of the area and affect the School District.

7. STAFF UPDATE

Mr. Sutter noted his Staff Report has been submitted. There were no questions from members of the Planning Commission.

8. ADJOURNMENT

There being no further business to come before the Commission, Mr. Gordon moved to adjourn the meeting at 8:51 p.m. Mr. Reitz seconded the motion. The motion passed on a unanimous voice vote.

Respectfully,

Jim Sutter
Assistant to the Township Manager